RG 21

MISSISSAUGA TOWN MUNICIPAL RECORDS

FILE CONTINUED

be submitted at the latest by April 15, 1964. The Committee was reminded that Reeve Speck, Deputy Reeve Murray and Councillors Vignale, Harrison and McKechnie have been authorized to attend this Convention.

RECOMMENDATION: That the letter dated March 5, 1964, from Geo. S. Mooney, Executive Director of the Canadian Federation of Mayors and Municipalities, be received and filed; and further, that the Township's Chief Administrative Officer discuss with the members of Council which will represent the Municipality at this Convention, to determine whether this Municipality has any resolutions it wishes to submit.

164. FILE 7-64 - CLERKS GENERAL (GREAT LAKES BUSES) - The Committee considered a letter dated March 2, 1964, from the Great Lakes Show Cars Company advising the Township that application has been made to the Department of Transport for bus charter rights from the Port Credit Area to any point in Ontario and requesting that Council authorize a delegate to act on behalf of the application when it is considered by the Highway Governors meeting to be held on April 1, 1964, at 10:00 a.m.

RECOMMENDATION: That Reeve Speck be authorized to investigate the application by Great Lakes Show Cars Company for bus charter rights from the Port Credit Area to any point in Ontario and if, in his opinion, the application warrants the support of the Municipality, he is further authorized to attend the Highway Governors meeting on April 1, 1964, at 10:00 a.m.

165. FILE 38-63 - STREET NAMES 1963 (NUMBERING LAKESHORE ROAD) - As a result of a request by Councillor Vignale for information on the street numbering on Lakeshore Road, a report was prepared by Mr. Holmes, Secretary of the Street Names Committee, dated March 9, 1964. The report outlined the history of the problem of street numbering on Lakeshore Road and that Mr. Thompson of Port Credit has subsequently advised the Street Names Committee that the Council of the Town of Port Credit has recommended no change in the system of street numbering on Lakeshore Road in the Town of Port Credit.

RECOMMENDATION: That the information contained in the report dated March 9, 1964, regarding the street numbering on Lakeshore Road, be received and filed.

166. FILE 211-60 - OGDEN AVENUE-APPLEWOOD PEDESTRIAN OVERPASS
FILE PROJECT 19-64 - SIDEWALK CONSTRUCTION 1964 (OGDEN AVENUE) - Because of a request from Councillor Searle for reports from the Township Engineer regarding a proposed solution or solutions to the traffic hazard caused by children cycling directly onto Ogden Avenue from the ramp leading from the overpass, the Township Engineer prepared two reports: one dated February 26, 1964, in which he suggested that a barrier could be placed at the end of the ramp and that the estimated cost of constructing the sidewalk is approximately $2,900.00; the second report dated February 26, 1964, is the local improvement report for the construction of the sidewalk. Copies of both reports are contained in the above file.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the reports from the Township Engineer dated February 25, 1964, regarding the construction of a barrier at the end of the overpass and the construction of a sidewalk on the east side of Ogden Avenue, be adopted.

2. That the Traffic Safety Council be requested to endorse the action of Council on this item.

3. That before the work is commenced, further consideration be given to the type of barrier to be erected at the end of the ramp.

167. **FILE 67-64 - METROPOLITAN TORONTO & REGION CONSERVATION AUTHORITY**
FILE 91-64 - SEWERS GENERAL (CLAIREVILLE CONSERVATION AREA)

The Committee considered a report from the Township Engineer dated March 6, 1964, regarding sanitary sewage disposal from the Claireville Recreation Area. The Township Engineer recommended that the connection be granted and that the Authority be requested to pay for the cost of the connection only without a frontage charge, a treatment charge or the $1,000.00 per acre charge.

RECOMMENDATION: That the connection from the Claireville Conservation Area to the Township's sanitary sewer, be granted in accordance with the Township Engineer's report dated March 6, 1964, and that the Authority be requested to pay for the cost of the connection only without a frontage charge, a treatment charge or the $1,000.00 per acre charge.

168. **FILE 278-60 - RENAMING OF TORONTO INTERNATIONAL AIRPORT (MALTON)** -

Because of the signs within the Township of Toronto leading to the Malton Airport, Councillor McKechnie requested that the Township Engineer approach the Department of Highways regarding the correct designation of the

Airport. The Committee considered a memo from the Township Engineer pointing out that he had brought this to the Department's attention and in a letter dated March 3, 1964, to the Township Engineer, the Department of Highways set out their reasons for having the signs referred to the Toronto Airport instead of Toronto International Airport (Malton).

RECOMMENDATION: That the Township Engineer approach the Department of Highways again pointing out that the Township understands the problem that the Department of Highways has encountered and request that since the word "International" has been left off, would it be possible to have the word "Malton" included on the signs.

169. FILE PROJECT 198 - SIDEWALKS, LORNE PARK ROAD & CLARKSON ROAD (OLGA BRUCE PROPERTY)

The Committee considered two memos from the Property Agent; one dated February 11, 1964; the second dated March 4, 1964. The first memo outlined the action taken in connection with the acquisition of the Bruce property. The second set out the latest offer by Mrs. Bruce's solicitor for the settlement of the action. The offer is in the amount of $1,200.00.

RECOMMENDATION: That this item be deferred for one week so that a full report can be prepared on the acquisition of property on the Lorne Park Road for the sidewalk constructed under project 198.

170. FILE PROJECT 198 - SIDEWALKS, LORNE PARK ROAD & CLARKSON ROAD (PARKING BALSAM AVENUE & CLARKSON ROAD)

At a recent Council meeting, Councillor Harrison requested that the Chief of Police and the Township Engineer consider whether or not the parking

restrictions could be lifted so as to permit parallel parking on the west side of Clarkson Road, between Balsam Avenue and the tracks. A memo dated March 4, 1964, from the Chief of Police and a memo dated March 10, 1964, from the Township Engineer, was considered. The Chief of Police suggested that "No Parking" signs could be removed to see what happens and if the parking in the area becomes a problem, the signs would probably have to be put up limiting the parking. The Township Engineer suggested that the "No Parking" signs should be kept as they are at the present.

RECOMMENDATION: That the parking restriction on the west side of Clarkson Road, between Balsam and the tracks be changed to permit parallel parking for a maximum of two hours.

Carried

171. FILE 84-64 - PETITION FOR WATER TO THE RESIDENTS SOUTH-EAST OF STREETSVILLE

A petition was submitted by a number of residents in the area of the Township south and east of Streetsville requesting Council to take into serious consideration, the installation of watermains and services necessary to supply various properties with water. This petition was placed before Council on March 9, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That the petition from the residents in the area of the Township south and east of Streetsville requesting water, be referred to the Public Utilities for a report in conjunction with the considerations that are presently being given to supply water to the Highbury Development and Streetsville.

Carried

172. FILE 47-64 - TRAFFIC SAFETY COUNCIL GENERAL (COMPOSITION) (67 &159)

The Committee considered that part of the composition of the Traffic Safety Council which refers to the appointment of four resident ratepayers.

RECOMMENDATION: That the following persons represent the ratepayers of the Township on the Traffic Safety Council for the year 1964:

Dr. A. W. S. Wood
J. E. Chandler
W. L. Boyle
H. Treanor

173. FILE 85-64 - PLANNING BOARD WORK PROGRAMME 1964 (BY-LAWS 2813 & 2273)

At the Planning Board's meeting on March 3, 1964, consideration was given to the draft work programme for the current year and the following is an extract from the Board's minutes in this regard:

"Item 5
(ii) Draft Work Programme 1964
A Draft Work Programme for the year 1964 was presented for the Board's consideration. The accompanying report pointed out the difficulties currently being experienced with regard to the Township's Zoning By-laws (2813 & 2273), and that it appears the only solution to these problems would be to completely revise these documents.

Decision: It was resolved that Council be requested to consider the desirability of undertaking a complete revision to Zoning By-laws No. 2813 and 2273.

Mover: Mr. Rowe Seconder: Mr. Davidson

Decision: It was resolved that further study of the Work Programme be deferred until such time as Council has advised the Planning Board on the question of revising Zoning By-laws 2813 and 2273.

Mover: Mr. Rowe Seconder: Mr. Searle"

RECOMMENDATION: That the above item be referred to the Township's Chief Administrative Officer with the assistance of other Township Staff, who will consider the problem and report to the General Committee.

174. **FILE 105-63 - ROYAL COMMISSION, METROPOLITAN TORONTO** - The Committee was advised that the Township of Toronto submission to the Royal Commission on the future of Metropolitan Toronto, does not have to be in until March 23, 1964, and that a report from the Township's Chief Administrative Officer will be submitted to the General Committee at its meeting on March 18, 1964.

RECOMMENDATION: That the above information be received and filed.

175. **FILE T-10553 - ONEIDA INVESTMENTS LIMITED (65 & 149)** - The Committee was advised that consideration was given to this plan of subdivision regarding the grade of proposed roads and it was decided at Council's meeting that the subdivision should be proceeded with on the basis of the existing proposed grades. Councillor Pickell requested that further consideration be given to this development by the Committee.

RECOMMENDATION: That Council be requested to re-open this matter and present it to a future General Committee meeting for further consideration.

NOTE: When the vote was taken, the above recommendation was defeated, therefore, the previous decision of Council still stands.

176. FILE T-11991, SECOND REVISION, DALEWOOD INVESTMENTS LIMITED - This subdivision is located in the Malton Area on the north side of Derry Road East, and east of the Seventh Line East. The Committee was advised that when this subdivision was under consideration, the Metropolitan Toronto & Region Conservation Authority advised that they were opposed to certain aspects of the plan and requested that the Municipality enter into an agreement with the developer requiring certain controls with reference to floodable lands. The Township, at that time, asked that the developer negotiate this problem directly with the Conservation Authority, and the Township advised the Conservation Authority that the subdivision would not be released for registration until after the Conservation Authority notified the Township that an agreement had been worked out between the Authority and the developer for this purpose. A letter from Mr. Horton dated March 4, 1964, was before the Committee for its information on this plan. The letter points out that the Conservation Authority is having some difficulty with the developer. Copy of the letter is contained in the above file.

RECOMMENDATION: That the information contained in Mr. Horton's letter dated March 4, 1964, be received and filed for the present time with the understanding that should an agreement between the Conservation Authority and Dalewood Investments not be forthcoming, that the Municipality will uphold its previous decision that this plan not be released by the Municipality for registration until the developer satisfies the Conservation Authority.

See amendment
amendment
carried

177. FILE 70-62 - TRAFFIC BY-LAW - Councillor Searle brought to the attention of the Committee that the streets in Orchard Heights were, at one time, signed for 25 m.p.h. but since the suburban area by-law has gone into effect, the entrances to the subdivision designate the speed at 30 m.p.h. He wondered whether or not it would be possible to have signs erected to encourage speeds of not more than 25 m.p.h. The Township Engineer was present for this discussion and pointed out that the minimum speed permissible in a suburban district is 30 m.p.h. except where the by-law provides for a reduced speed on streets in close proximity to schools. It was then suggested that signs such as "Watch for Children" or some other similar sign might be used to encourage more careful driving in the area.

RECOMMENDATION: That the Township Engineer investigate the possibility of erecting "Watch for Children" signs or other similar signs in the Rometown Area to encourage driving at a slower rate of speed,

The meeting adjourned at 12:15 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

March 16 SESSION 1964 No. 4

MOVED BY Frank J. McTechnie

SECONDED BY

Amendment, Clause 176, General Committee Report of March 11/64.

Add the following to existing recommendation

" and further, that Mr. Black of Haliburton Investments be invited to appear before the General Committee to inform the members thereof of their negotiations with the Conservation Authority.

Carried

E. D. Jenkins

Cooksville, Ontario,
March 16, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date, commencing at 3:30 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer, K. MacDiarmid, Solicitor.

At the commencement of the meeting a one minute silence was observed in memory of the late Mr. Roy Cook, who was Chairman of the Township Recreation Commission.

Minutes of the previous meeting were adopted as read.

TENDERS

On motion by Councillor McMillan the following tenders were opened and received by Council:

P. M. 5-64 - SODDING

	Quotation	Deposit
Evans Turf Farms Limited	$55,562.50	$3,000.00
W. R. Aimers Limited	59,325.00	2,966.25

P. M. 6-64 - CRUSHED STONE REQUIREMENTS

See tabulation attached to these minutes.

Sherman Sand & Gravel	$ 57.00
Franceschini Bros. Construction Ltd.	995.75
Peel Sand & Gravel Limited	868.70
Associated Quarries & Construction Company	1,000.00
Acton Limestone Quarries Limited	1,003.75

P. M. 7-64 - GRANULAR MATERIAL

See tabulation attached to these minutes.

Sherman Sand & gravel Limited	$ 7,707.75
Gormley Sand & Gravel Ltd.	2,352.50
Peel Sand & Gravel Limited	7,150.00
Franceschini Bros. Construction Limited	7,932.50
Armstrong Bros. Company Limited	1,740.00

P. N. 8-64 - ROAD OILING & SURFACE TREATMENT

	Quotation	Deposit
K. J. Beamish Construction Co. Limited	$172,897.50	$3,500.00
Municipal Spraying & Oiling Co. Ltd.	175,920.00	3,500.00
Miller Paving Limited	178,727.50	3,500.00
W. A. Ryder Paving Limited	180,155.00	3,500.00

P. N. 9-64 - SEWER CONNECTIONS

John Heck & Sons Ltd.	$ 71,130.00	1,000.00

P. N. 10-64 - STOCKPILING OF SAND

Sherman Sand & Gravel Limited	$ 10,650.00	532.50
Miller Paving Limited	10,875.00	600.00
Armstrong Bros. Company Limited	11,775.00	588.75
Gormley Sand & Gravel Ltd.	12,375.00	618.75
K. J. Beamish Construction Co. Ltd.	12,750.00	700.00
Franceschini Bros. Construction Ltd.	14,475.00	723.75

P. N. 11-64 - ASPHALT PAVING REPAIRS

Bramall & Co. Construction Limited	$ 19,254.50	1,000.00
King Paving & Materials Limited	20,954.00	1,000.00
K. J. Beamish Construction Co. Limited	21,385.00	1,000.00
Co ok Paving Company Limited	23,105.00	1,000.00
Miller Paving Limited	23,809.00	1,000.00
The Godson Contracting Co. Limited	26,530.00	1,000.00
Warren Bituminous Paving Company Ltd.	29,649.50	1,000.00
Dufferin Construction Company	32,935.00	1,000.00

P. N. 12-64 - CORRUGATED METAL PIPE

See tabulation attached.

Westeel Products Limited	500.00
Ontario Culvert & Metal Products Limited	500.00
Fawcett Metal Products Limited	500.00
Robertsteel (Canada) Limited	500.00
The Pedlar People Limited	500.00
Corrugated Pipe Co. Ltd.	500.00
Canada Culvert Co. Limited	500.00
Armco Drainage & Metal Products of Canada Ltd.	500.00
Rosco Metal Products Limited	500.00

P. N. 13-64 - PAVEMENT MARKING

E. A. Horton Sales Limited	$ 5,929.50	500.00

P. N. 16-64 - SPRAY PATCHING

Cook Paving Company Limited	$55,100.00	1,500.00
Bramall & Co. Construction Limited	55,950.00	1,500.00
K. J. Beamish Construction Co. Limited	59,500.00	1,500.00
Municipal Spraying & Oiling Co. Limited	64,950.00	1,500.00
Miller Paving Limited	66,800.00	1,500.00

P. M. 17-64 - CALCIUM CHLORIDE	Quotation	Deposit
Mineral Fluids	$ 19,750.00	$987.50
Allied Chemical Canada Ltd.	34,800.00	1,740.00
Miller Paving Limited	35,000.00	1,750.00
P. M. 22-64-- SLUDGE HAULING		
F. Thomas	3/4¢ per gallon	300.00

On motion by Councillor McMillan the above tenders were handed to the Township Engineer for report and recommendation to General Committee.

DEPUTATIONS

RE: SIDEWALKS - ERINDALE WOODLANDS

Mr. F. MacEwan of Burnhamthorpe Road appeared before Council to voice objection to the proposal by Councillor Pickell that consideration be given to the construction of sidewalks on the west side of Credit Woodlands from the north end of the existing sidewalk to Burnhamthorpe Road. This matter has already been referred to the Traffic Safety Council for report to Council. Mr. MacEwan also spoke regarding the resignation of the Township Solicitor.

PETITION

RE: RE-ZONING OF CENTRE ROAD SOUTH

A petition signed by several hundred residents on Centre Road, Glenburnie, Pinewood Trail, Oaks Drive, etc. was presented to Council. This petition opposes any rezoning contemplated in the recent study made by the Planning Board Staff. This petition was referred to the Planning Board, on a motion by Councillor Vignale.

COMMITTEE REPORTS

On motion by Councillor Jenkins Council moved into Committee for presentation of Committee Reports; Councillor Jenkins in the Chair.

GENERAL COMMITTEE REPORT DATED MARCH 11, 1964

RE: ITEM #175 - FILE T-10553 ONEIDA INVESTMENTS LIMITED

Councillor Pickell requested permission to speak on this item pointing out that he had further information concerning same. Since the recommendation on this item was in the form of information only, the Chairman ruled that the matter could not be re-opened unless a resolution to do so was passed by a vote of two-thirds of the members of Council. A vote on this motion was taken and was LOST. Councillor Pickell then advised that he would submit a Notice of Motion.
NOTE: Reeve Speck abstained from voting on this item.

RE: ITEM #176 - FILE T-11991 - SECOND REVISION, DALEWOOD INVESTMENTS LTD.

The recommendation on this item was amended to read as follows:

> 'That the information contained in Mr. Horton's letter dated March 4, 1964, be received and filed for the present time with the understanding that should an agreement between the Conservation Authority and Dalewood Investments not be forthcoming, that the Municipality will uphold its previous decision that this plan not be released by the municipality for registration until the developer satisfied the Conservation Authority.; AND FURTHER that Mr. Black of Dalewood Investments be invited to appear before the General Committee to inform the members thereof of his negotiations with the Conservation Authority."

A copy of this report and amendment thereto, are attached to these minutes.

The meeting recessed at 4:45 p.m. and reconvened at 5:00 p.m.

UNFINISHED BUSINESS

RE: MEETING WITH STREETSVILLE, BRAMPTON, PORT CREDIT RE AMALGAMATION - The Reeve advised Councillor Vignale that the committee appointed to deal with this matter, would meet in the very near future.

RE: SOUTHERLY EXIT FROM APPLEWOOD HEIGHTS - Mr. Henderson advised Councillor Jenkins that the Township Engineer is presently working on this matter and will negotiate with Towers as soon as possible.

RE: PARKING SPACE DIXIE PLAZA - Councillor Searle advised that there is considerable confusion and hazard due to cars being parked on the perimeter road on Dixie Plaza Parking Lot, making it difficult for cars to pass. The Reeve suggested that Councillor Searle contact the Chief of Police to discuss this with the owners of the Plaza in an effort to have this situation remedied.

BY-LAWS

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $730,000.00 for Public School purposes of The Board of Education of the Township of Toronto was read a first and second times and numbered 4684.

A By-law to authorize the temporary borrowing of $450,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4685.

A By-law to authorize the execution of an agreement between United Lands Corporation Limited and The Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4686.

A By-law to execute Quit Claim Deed between The Corporation of the Township of Toronto and The Board of Education of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4687.

A By-law to accept a Grant of Easement for watermain purposes (Pt. Lot 10, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4688.

A By-law to accept a Grant of Easement for watermain purposes (Pt. Lots 3 and 4, Con. 1, S.D.S. - Pallett) was read a first and second times and numbered 4689. (Further information was requested on this easement)

A By-law to establish certain lands as parts of Municipal Highways (Burnhamthorpe Road East) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4690.

A By-law to establish certain lands as parts of Municipal Highways (Base Line Road West) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4691.

A By-law to establish certain lands as parts of Municipal Highways (Seventh Line East) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4692.

A By-law to establish a Township of Toronto Safety Council and to provide for an advisory board to the Township of Toronto Safety Council and to repeal by-law Number 4218, and to establish the terms of reference for the Township of Toronto Safety Council, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the corporate seal attached thereto and numbered 4693.

A By-law to execute a Grant of Easement (part Lot 15, R.P. 537) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4694.

A By-law to amend By-law No. 1368 as amended by By-law No. 1374, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4695.

MOTIONS

Moved by: C. D. Jenkins #60
Seconded by: R. K. McMillan

RESOLVED that General Committee Report of March 11, 1964, be adopted as amended in item #176.

CARRIED

Moved by: R. K. McMillan #61
Seconded by: Frank J. McKechnie

AND RESOLVED that the Municipal Offices be closed on Easter Monday, March 30, 1964.

CARRIED

NOTICE OF MOTION

The following notice of motion was presented by Councillor C. Pickell:

'TAKE NOTICE that at the regular meeting of Council scheduled to be held on Monday, March 23, 1964, I will introduce the following motion:

'I move that we rescind recommendation #149, General Committee Report of March 4th as adopted by Council on March 9th, and recommend that this proposal be referred back to the Township Engineer for a redesign of the arterial road to a grade satisfactory to the Township Engineer.'"

FORTHCOMING MEETINGS

Wednesday, March 18, 9:30 a.m. - General Committee

Thursday March 19, -County Council

Thursday March 19 -10:00 a.m. - meeting of committee with Government Authorities re public housing.

Monday March 23, 1:30 p.m. - Council meeting

The meeting adjourned at 5:25 p.m.

Reeve

Clerk

March 17, 1964

SUMMARY OF TENDERS RECEIVED BY COUNCIL - March 16, 1964

CONTRACT FOR CORRUGATED METAL PIPE - P.H. 12-64

ITEM "A"

Westeel Products Ltd.,	$27,260.50
Ontario Culvert & Metal Products	$27,275.50
Fawcett Metal Products	$27,275.50
Robertsteel (Canada) Ltd.,	$27,275.50
Armco Drainage & Metal Products	$27,275.50
Canada Culvert Co. Ltd.,	$27,275.50
Rosco Metal Products Ltd.,	$27,275.50
Corrugated Pipe Company Ltd.,	$27,275.50
The Pedlar People Ltd.,	$27,275.50

ITEM "B"

Armco Drainage & Metal Products	$27,275.50

March 17, 1964

SUMMARY OF TENDERS RECEIVED BY LOTTUM. - MARCH 16, 1964

CONTRACT FOR CRUSHED STONE - P.H. 4-64

Sherman Sand & Gravel Ltd.,	$1,140.00 (Items 4,7,10 only)
Peel Sand & Gravel Ltd.,	$17,374.00
Associated Quarries & Const. Co.,	$17,692.00 (No bid on Items 1,2,3)
Francaschini Bros. Const. Company	$19,915.00
Acton Limestone Quarries Limited	$20,075.00 (No bid on Items 1,2,3)

SUMMARY OF TENDERS RECEIVED BY COUNCIL March 16, 1964

CONTRACT FOR GRANULAR MATERIAL - P.N. 7-64

Item No.	Estimated Quantity	Peel Sand & Gravel	Sherman Sand & Gravel	Fracanchini Brothers	Gormley Sand & Gravel	[illegible]
1.	65,000 Tons	1.50	1.54	1.57	-	-
2.	10,000 Tons	1.20	1.24	1.25	1.23	-
3.	20,000 Tons	1.40	1.60	1.72	1.38	1.74
4.	5,000 Tons	1.10	1.35	1.40	1.18	-
5.	1,000 Tons	-	A 1.23 B .65	A 1.00 B 1.40	1.00	-
6.	500 Tons	-	.85 .35	-	.50	-
7.	1,000 Tons	-	1.25	1.70	-	-

PIT LOCATIONS

A-Mississauga Rd. A-Sexingbank Brampton
B-Milton B-Dixie Yard

GENERAL COMMITTEE AGENDA, MARCH 18, 1964

178. FILE O-77-57 - Shell Station at Indian Grove & South Service Road

179. FILE T-15788 - Forest Glen Subdivision

180. FILE 109-63 - Emmerson Property, Meadowvale

181. FILE PROJECT 198 - Sidewalks, Lorne Park Road and Clarkson Road (Olga Bruce Property)

182. FILE OZ-48-61 - Ensign Land Investment Service Limited

183. FILE 82-64 - Community Centre, Cooksville

184. FILE AMENDMENT No. 166 to the Official Plan of the Township of Toronto Planning Area
FILE OZ-25-63 - Munden Park Community Study

185. FILE 39-64 - Conventions (Association of Ontario Mayors & Reeves)

186. FILE 16-61 - Heating By-law 4375

187. FILE T-15851 - United Lands Corporation Limited
FILE OZ-38-63 - Windholme Company Limited
FILE OZ-39-63 - Oughtred Bros.

188. FILE 28-64 - Street Lighting Programme 1964
FILE 122-63 - Reconstruction, Highway #10

189. FILE 38-64 - Street Names (Illuminated Signs)

190. FILE 19-64 - Roads General (Maintenance)

191. FILE S-17-64 - Havendale Developments

192. FILE 105-63 - Royal Commission, Metropolitan Toronto

193. FILE 97-63 - Police Agreement
FILE 280-60 - Fire Fighters' Agreement

194. FILE T-12589 - Whaley Development Company

195. FILE 10-64 - Licensing General (Application #A-64)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MARCH 18, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vigrale, Jenkins, McMillan, Searle, Harrison, Pickell & McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 11

ITEMS CONSIDERED:

178. **FILE O-77-57 - SHELL STATION AT INDIAN GROVE & SOUTH SERVICE ROAD -**

At the General Committee meeting on January 21, 1963, consideration was given to a letter from the Peel County Health Unit which pointed out that the Unit would go along with the request by the Shell Oil Company for permission to operate temporary sewage disposal arrangements, provided that the Oil Company would enter into an agreement to have a permanent sewage system installed within a twelve month period. The Committee received the information from the Peel County Health Unit with the understanding that the Unit would continue to insist that the Oil Company provide permanent facilities for this disposal of sewage. Copies of the following correspondence were before the Committee for its consideration:

1. A letter dated November 20, 1963, from R. M. Fleming to Dr. Powell;
2. A letter from Dr. Powell to Mr. Chisholm dated November 26, 1963;
3. A letter dated March 11, 1964, from Shell Oil Company to the Clerks Department.

Mr. G. Dean, Mr. W. D. Shannon and Mr. D. R. Parks, all of the Shell Oil Company, attended the Committee's meeting and Mr. Dean requested approval from the Municipality to install a force main from the existing station and restaurant, across Indian Grove and along the north limit of the H.E.P.C. right-of-way to Indian Road, then across Indian Road to a tile field proposed on the west corner between Indian Road and Aldo Drive.

RECOMMENDATION: That further consideration of this request be deferred for one week and that Dr. Marion Powell, Medical Officer of Health, and any person that she wishes to assist her, may attend the meeting

179. FILE T-15788 - FOREST GLEN SUBDIVISION (3, 35 & 80) - A report dated March 18, 1964, from Gordon Kleinfeldt was before the Committee. The report set out some points which, in the opinion of Mr. Kleinfeldt, require special attention before the engineering and financial agreement for this subdivision can be finalized. The points were on trunk sanitary sewer facilities, the construction of Bloor Street, the trunk facility levies, Fieldgate Drive right-of-way and sidewalks. The following persons attended the meeting for the discussion: Mr. Kleinfeldt, Mr. G. Oughtred, Mr. M. Rice, Mr. L. Rice and Mr. W. Lawrence Reeve Speck read the report and Mr. Kleinfeldt enlarged on the points. Copy of the report is contained in the above file.

RECOMMENDATION: The recommendation on this item is in six parts:

1. Trunk Sanitary Sewer Facilities -

   (a) Bloor Street Outlet - The developer requested assurance that the sewer will be provided when required from Wharton Glen,

along proposed Bloor Street to the east boundary of their property.

RECOMMENDATION: That the developer be advised that the Township of Toronto will extend the sewer to Bloor Street.

(b) Berkel Drive Outlet - The developer suggested a joint venture with the Municipality to supply the connection from their property to the sewer on Berkel Drive.

RECOMMENDATION: That the developer be advised that the Municipality will not participate in this connection.

2. Sharing Construction Costs for Bloor Street -

The developer requested an arrangement be entered into with the Municipality to recapture one half of the cost of the construction of Bloor Street on the Pallett land frontage and the Burnhamdale frontage prior to registration.

RECOMMENDATION: That the developer dedicate the entire road allowance for Bloor Street as shown on his plan; and further, that he construct Bloor Street up to the east limit of the Pallett land frontage and that he deposit with the Township in cash prior to registration, 50% of the cost of constructing the remainder of Bloor Street and the services to the west limit of his property.

3. Trunk Facilitie Levies - ($1,000.00 per Acre) -

The developer requested certain arrangements regarding the timing for paying the acreage levy.

RECOMMENDATION: That this part of the developer's request be referred to the Township Manager for negotiation with the developer and report back to the General Committee.

4. Fieldgate Drive Right-of-way -

The developer requested that the right-of-way width be reduced from 86 feet to 66 feet.

RECOMMENDATION: That the developer be advised that the Municipality will require Fieldgate Drive to have a right-of-way width of 86 feet.

5. Sidewalks -

The developer requested that relief be given on this requirement and that sidewalks be required on one side only of all streets other than those mentioned in his report.

RECOMMENDATION: That sidewalks be required on both sides of all streets within the entire subdivision.

6. Crossings over the Hydro-Electric Power Commission Rights-of-way -

The Township Engineer brought to the attention of the Committee, the problem of who pays for the crossings over the Hydro lands. He pointed out that in the past, the developer which registered his plan first had only been required to construct the road up to the Hydro lands and the developer which would register second, would be required to provide the connection over the Hydro lands.

RECOMMENDATION: That it be a term of the Engineering Agreement that each developer be required to pay 50% of the cost of acquiring the access over the Hydro lands and 50% of the cost of providing the services unless otherwise notified by the developer that they have made arrangements privately for crossing the Hydro lands.

180. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE - The Credit Valley Conservation Authority purchased the Emmerson Property which is located along the Credit River on the north side of Derry Road West in Meadowvale. Councillor McMillan, Chairman of the Credit Valley Conservation Authority, with the assistance of Mr. J. Polley, Mr. H. Greenway and Councillor Harrison, discussed with the Committee the question of whether or not the Township of Toronto wishes to take over the operation of the property now or whether it wishes the Conservation Authority to continue

to look after it and improve it for a certain number of years with the understanding that the Municipality could lease it at that time. Mr. McMillan advised the Committee that if the Conservation Authority continues to look after it, that any improvements that were carried out would be checked with the Township and 50% of the cost of the improvements would be paid for through provincial grants. He also pointed out that if the Municipality wished to arrange for the leasing of this property immediately, that arrangements could be made.

RECOMMENDATION: That the Township's Chief Administrative Officer be authorized to negotiate with the Credit Valley Conservation Authority for the immediate leasing of the Emmerson property at Meadowvale.

181. FILE PROJECT 198 - SIDEWALKS LORNE PARK ROAD AND CLARKSON ROAD (OLGA BRUCE PROPERTY) (#169)

At the Committee's meeting on March 11, 1964, consideration was given to a memo from the Property Agent in which it was recommended that the offer by Mrs. Olga Bruce to sell the property needed for the Lorne Park sidewalk for $1,200.00, be accepted. At that time, it was decided to obtain further information from the Property Agent regarding all of the properties acquired on this project. Attached to the agenda were copies of two memos from the Property Agent: one dated February 11, 1964; the second dated March 4, 1964. Copies of both these memos are contained in the above file. The first memo outlined the action taken in connection with the acquisition of the Bruce property; the second set out the latest offer by Mrs. Bruce's solicitor for the settlement of the action.

Mr. Wilkinson attended the Committee's meeting and supplied the information required by the Committee to deal with this item.

RECOMMENDATION: That the offer to sell in the amount of $1,200.00 for the Olga Bruce property acquired for the purpose of constructing the Lorne Park sidewalk, be accepted.

182. FILE OZ-48-61 - ENSIGN LAND INVESTMENT SERVICES LIMITED - This application is a request for a change of the Official Plan and Zoning By-law from Highway Commercial "AC1" to Residential "RM4" to permit the erection of apartments on land located on the west side of Haig Boulevard, south of the South Service Road. The Planning Board considered the request on this property at its meetings on June 5, 1962, February 4, 1964, and March 10, 1964. The recommendation from the March 10th meeting was that the application be refused. The following were attached to the agenda for the Committee's information and consideration:

1. A copy of the Planning Board Staff report from the meeting on June 5, 1962, and sketch showing the property.

2. A copy of the memorandum dated February 4, 1964, upon which the recommendations from the Planning Board meetings of February 4 and March 10 are noted.

RECOMMENDATION: That application OZ-48-61, Ensign Land Investment Services Limited, be refused as recommended by the Planning Board; and further, that it be referred back to the Planning Board for further consideration and a proposal for the use of the properties in the area.

R. B. ROBINSON

2ND MORTGAGEE

183. FILE 82-64 - COMMUNITY CENTRE, COOKSVILLE (#131) - At the General Committee's meeting on February 19, 1964, consideration was given regarding the proposed Community Centre for the Cooksville Area It was decided that a committee be formed to consider this subject and submit a report to the General Committee; and further, that the members of the Committee be Reeve Speck, Deputy Reeve Murray and Councillors McKechnie, Searle and Jenkins. This Committee met on March 11, 1964, at 1:30 p.m. Copy of the minutes from the meeting was before the General Committee for its consideration and adoption

RECOMMENDATION: That the recommendation as set out in the minutes from the special committee meeting held on March 11, 1964, at 1:30 p.m. regarding the community centre for the Cooksville Area, be adopted

184. FILE AMENDMENT NO. 166 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA
FILE OZ-25-63 - MUNDEN PARK COMMUNITY STUDY (#45)

At the Committee's meeting on January 22, 1964, consideration was given to a copy of the Munden Park Community Study Supplementary Report as prepared by the Planning Board Staff. This report was considered by the Board on January 14, 1964, when it was decided that the Supplementary Report be adopted and that the Munden Park Community Study as modified, be recommended to Council for approval; and further, that an Official Plan amendment be prepared to incorporate the provisions of the Munden Park Community Study into the Official Plan. It was decided that the Planning Board's recommendation with reference to this item, be adopted. As a result of this decision by Council, Amendment No.166 was prepared

by the Planning Board Staff and it was adopted by the Planning Board at its meeting on March 3, 1964.

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 100 to the Official Plan of the Township of Toronto Planning Area, be prepared and passed by Council.

185. FILE 39-64 - CONVENTIONS (ASSOCIATION OF ONTARIO MAYORS & REEVES) - The Committee considered a copy of a letter dated March 10, 1964, from Marie Curtis, Executive Secretary-Treasurer of the Ontario Mayors & Reeves Association. The purpose of placing this letter on the agenda is to determine whether or not this Municipality has any resolutions to place before the Conference for support. The Committee was advised that the deadline for resolutions is April 30, 1964

RECOMMENDATION: That the Reeve and Deputy Reeve be a committee to consider resolutions that should go before the Association of Ontario Mayors & Reeves for support from this Municipality.

186. FILE 16-61 - HEATING BY-LAW 4375 - The Committee considered a copy of a memo from the Director of Development to the Township's Chief Administrative Officer dated March 12, 1964, in which it was suggested that the Fee Section of By-law 4375 is not working satisfactorily. Also before the Committee was a copy of a draft amending by-law which, if it is passed by Council, is expected to solve the problem which presently exists with regard to fees.

RECOMMENDATION: That the draft by-law as presented to the Committee at

its meeting on March 18, 1964, prepared for the purpose of amending the Fee Section of By-law 4375, be passed by Council.

187. FILE T-15851 - UNITED LANDS CORPORATION LIMITED
FILE OZ-38-63 - WINDHOLME COMPANY LIMITED (#36)
FILE OZ-39-63 - OUGHTRED BROS. (#37) - The Committee

considered a report from the Township Engineer regarding a sewage system in the vicinity of Southdown Road, north of the Queen Elizabeth Way which, if adopted, would solve the problem of taking sewage from the above proposed developments and the entire area. Mr. Anderson attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Township's Chief Administrative Officer prepare a complete report on the present agreement between United Lands Corporation Limited and the Township of Toronto.

2. That the scheme for servicing the area in which the above proposed developments are located as set out in the Township Engineer's report dated March 16, 1964, be adopted; and further, that the contributions from the three developers as suggested by the Township Engineer, be exclusive of the Municipality's policy requiring the payment of $1,000.00 per acre for trunk services.

188. FILE 28-64 - STREET LIGHTING PROGRAMME 1964
FILE 122-63 - RECONSTRUCTION, HIGHWAY #10 (#14) -

The Committee considered a report from the Township Engineer regarding the proposed improvements for street lighting on Highway #10 between Highway #5 and Burnhamthorpe Road. The estimated total cost of the improvement is $45,000.00. The Department of Highways' Policy permits their participation in the cost of street lighting improvements in the amount of 50% of the total construction cost, with the maintenance being the sole responsibility of the Municipality.

RECOMMENDATION: That this item be referred to the Township of Toronto Hydro for a report on when this expenditure can be provided for.

189. FILE 38-64 - STREET NAMES (ILLUMINATED SIGNS) - The Committee considered a copy of a report from the Township Engineer dated March 9, 1964, regarding a new type of street name sign which has recently been introduced to the market. The sign can be connected to the street lighting system and so provide an illuminated street sign during the evening. The Committee commented that the Town of Brampton is presently installing this type of street sign. The estimated cost of installing a two-way sign of this nature is $100.00 per unit. The cost of installing a four-way sign is approximately $125.00 per unit.

RECOMMENDATION: That the Township Engineer be authorized to choose strategic intersections in the Municipality and proceed with the installation of twelve illuminated street sign units.

190. FILE 19-64 - ROADS GENERAL (MAINTENANCE) - The Committee considered a memo dated March 16, 1964, from the Township Engineer regarding winter maintenance on roads and his Department's use of sand and salt in its snow removal programme.

RECOMMENDATION: That the Township Engineer notify Mr. Hollingsworth that the Township has considered his suggestion that salt not be used on roads and it has been decided to continue its present winter maintenance programme.

191. FILE S-17-64 - HAVENDALE DEVELOPMENTS (#38) - The General Committee at its meeting on January 22, 1964, made the following recommendation which was adopted by Council on January 27, 1964;

"That Mr. Hodgson be advised that his request will be taken into consideration when the Township of Toronto negotiates with Streetsville and the Ontario Water Resources Commission for use of the Streetsville Treatment Plant."

RECOMMENDATION: That Havendale Developments be advised that the Township of Toronto and Streetsville are in active negotiation concerning the use of the Streetsville Sewage Treatment Plant and keeping in mind the above recommendation; and further, that negotiations with Havendale should commence with a view to executing an agreement on terms similar to those agreed on between Highbury Developments Limited and the Township.

192. FILE-105-63 - ROYAL COMMISSION, METROPOLITAN TORONTO (#174) - The Township's Chief Administrative Officer presented his report to the Committee regarding the Township of Toronto and the Royal Commission on the future of Metropolitan Toronto. The report outlined reasons why this Municipality should not become part of the larger municipality under consideration in the Royal Commission.

RECOMMENDATION: That the report as prepared by the Township's Chief Administrative Officer and considered by the General Committee at its meeting on March 18, 1964, be presented to the Royal Commission on Metropolitan Toronto as the brief from the Township of Toronto.

193. FILE 97-63 - POLICE AGREEMENT
FILE 280-60 - FIRE FIGHTERS' AGREEMENT - The Township's Chief Administrative Officer discussed with the Committee certain matters pertaining to the salary negotiations of the Police and Fire Departments. It was suggested that before the negotiations continue further, that Mr. Henderson should be given some direction from Council.

RECOMMENDATION: That further consideration of this item be deferred until Mr. McGowan can attend the General Committee's meeting along with the Fire Chief and the Police Chief.

194. FILE T-12589 - WHALEY DEVELOPMENT COMPANY - Mr. & Mrs. Charles Whaley attended the Committee's meeting along with their solicitor, Mr. Weir, to request clarification of Council's previous decision to provide sanitary sewers to Mr. Whaley's property on the west side of Stillmeadow Road as soon as possible. Mr. Whaley advised the Committee that he would prefer, "as soon as possible" to mean 1964. He also inquired about the possibility of a temporary arrangement whereby a force main and pumping station could be constructed to service his area.

RECOMMENDATION: That Mr. Whaley's Engineer investigate the possibility of a temporary sewer service to the area in which the Whaley subdivision is located and report to the Township Engineer and subsequently the General Committee on his findings.

195.- **FILE 10-64 - LICENSING GENERAL (APPLICATION #A-64)** - Application No. A-64 for a cab driver's license was considered by the Committee. The Committee was advised that the Police Department had investigated the applicant and could not recommend that the application be approved.

RECOMMENDATION: That application for cab driver's license No. A-64 be refused.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED: March 23, 1964

REEVE

CHAIRMAN

RESOLUTION

March 23 SESSION 1964 No.

MOVED BY R.K. McMillan

SECONDED BY

Need resolved that item 180 File 109-63 be referred back to General committee for further consideration

A Pickell

T 143

RESOLUTION

March 23 SESSION 1964 No.

MOVED BY R. A. SEARLE

SECONDED BY

and resolved that item #182 File # 02-48-61 be amended to read:

(1) "That application 02-48-61, Ensign Land Investments Ltd. be refused, as recommended by Planning Board and

(2) "That the Planning Board be requested to consider alternative future land uses of this and surrounding property areas"

C

A. Bickell

March 23, 1964.

ONEIDA DEVELOPMENTS

Without going back in detail, over my earlier objections to this road grade, I do want to emphasize the fact that not one road engineer in the four neighbouring townships, including Metropolitan Toronto, would allow a condition such as this to be created in their area.

I realize people and engineers are not always infallible but I don't feel that this many engineers could all be wrong, along with our own engineer.

Also, I would LIKE other members of this Council to know why the people in Erindale Woodlands feel nervous about the outcome of this development.

Our Reeve, Mr. Speck, threatened to sue the ratepayers of Erindale Woodlands for suggesting that he had an interest in this development, but it was pointed out that he was an executor, along with Mrs. Speck and Mr. Harmer, of the estate of his late cousin, Mr. Howard Speck, who was one of our former councillors and a part owner in Oneida Developments.

It is also true that those owners of this Development Company who are not related to Reeve Speck, are personal friends, as was exemplified by Reeve Speck's vacation to Florida a week ago with one of the main principals of Oneida Developments, Mr. Ken Harmer and others.

I believe they expected this plan to be approved and filed by the time they got back.

One of the first sales this Company made was to the Halton United Church Extension council. An interesting note in this transaction was that Mr. R. Watson of Jackson, Watson, Gillespie, Lane and Greenwood legal firm, was ~~Chairman~~ DIRECTOR AND PRESIDENT of that Extension Board and also a principal of Oneida Developments. This could be misconstrued as a conflict of intrest -, but I now understand the United Church does not want the property. I don't know whether the road grade is too steep for their members to contend with or whether it was just a bad investment.

Is it any wonder the people in Erindale Woodlands are nervous about the outcome of this Development with the political entanglements that are present.

Mr. Chappell opposed the rezoning of this property when he was a councillor for Ward 6, so was asked to disqualify himself, as he had prior knowledge and had opposed it before coming on Council.

He would not disqualify himself but Council pushed the rezoning through anyway and this went to the Ontario Municipal Board before it cannon-balled to Ultra High Density.

WHAT HAS ONEIDA DEVELOPMENTS COST THE TOWNSHIP?

1. Max Bacon, who is one of Canada's foremost Planning Consultants today, was opposed to this development and was fired as our Township Planner, although it was made to look like he resigned.

2. Ratepayers have spent a great deal of time and money before Council, and then to the Ontario Municipal Board, in an attempt to stop this flagrant abuse of political connections for the financial gain of a particular developer.

(a) The people are against it.

(b) Three councillors in succession have been against it.

(c) Our former Planning Director was against it.

(d) The O.M.B. was against it, but took a middle of the road approach and raised the zoning slightly, but stated that the engineering of roads within the subdivision may be difficult to conform with today's standards. The solicitor for Oneida Developments assured the O.M.B. that these roads were possible and would be well within the realm of good planning. We now find that was not so!

(e) Our Engineering Department is against it. Once again, some members of our Council prefer to ignore our technical staff on matters that are most familiar to the Engineer. If this is allowed to go through, I can foresee someone in the future being killed over it and then Council having to expropriate two or three houses at great cost from the developer, in order to put a road right which never should have been allowed in the first place. It can be remedied right now at no cost to the Township by making the Development Company correct the road situation before they start.

For those of you who think we are unduly severe with this Development Company, let me point out the way they have planned this subdivision.

1. The first infringement to good planning was to rezone from low density to high density in a heavily wooded, Credit River bank area, which was partially turned down by the O.M.B.

2. Now the road plan is before us, designed in such a way as to give the maximum number of lots, with the least regard for safety which our Engineering Department has turned down.

3. The next infringement to our planning rules has not been presented yet until these other two are cleared away and the development is well along, with houses built - then we are going to be asked to approve a back lane as access to the houses on Burnbrae Drive, which will be built on the side of a hill and will have no other access but from the back, which is going back to the alleys as we have in many old areas in Toronto, but on this plan it will be a private lane which will have no Provincial road assistance and the Township will be asked to pass a special by-law to enable this developer to put in a back lane which we normally do not allow, to help this poor developer sell lots 52 to 57 of his plan.

The developer knew he had all these problems; why did he not bring them out at the beginning, or did he feel it would be easier to bring them through one at a time, which would accomplish the job much easier and give the rest of Council the impression that people in Ward 6 were tough on developers, since they oppose every step he takes because he is just a victim of unforeseen circumstances.

I can assure you, these were not unforeseen circumstances.

1. The O.M.B. stopped their high density dwelling.

2. The O.M.B. saw and warned them of severe road grades in 1962. Our Planning Department informed them of these severe road grades in February of 1963, which is contained in Section J of the Consolidated Report.

3. I went through their plans and walked the area and can assure you, they will ask for a back lane next.

4. What will come after that, I do not know, but if it is within the framework of good planning, it will certainly surprise me.

I cannot understand some members of Council, ignoring our Engineer on technical matters, then supporting him on other technical matters the same day.

I now move we rescind recommendation 149 of the General Committee Report of March 4, 1964, as adopted by Council on March 9, 1964, and recommend that this proposal be referred back to the Township Engineer for a redesign of the arterial road to a grade satisfactory to the Township Engineer.

REPORT

TOWNSHIP OF TORONTO INDUSTRIAL COMMITTEE
MEETING HELD IN THE COMMITTEE ROOM

MARCH 23, 1964
3:30 p.m.

THOSE PRESENT: Messrs. C. D. Jenkins, Chairman; Reeve R. W. Speck, Deputy-Reeve C. M. Murray and R. K. Harrison, members.

STAFF PRESENT: Messrs. M. D. Henderson, G. Lammiss, John Montague and D. J. Reddington and W. M. Courtney.

ITEMS CONSIDERED:

1. File T-15591 - CAWTHRA INDUSTRIAL ESTATES - Mr. Young, Solicitor for Cawthra Industrial Estates was present to discuss the proposed development of his client's lands. The subject lands are located on the west side of Cawthra Road immediately north of lands owned by Mr. Elford which will abut on to the north side of the proposed Queensway Extension. A letter was presented to the Committee from D. J. Williams, Director of Planning, dated September 25th, 1963, indicating that due to the dimensions of the Elford Lands and the proposed alignment of the Queensway Extension through it, it is felt that the Cawthra Estates proposal should include the Elford property as part of the plan in order to avoid having an undesirable shaped parcel of property fronting on to the Queensway. Mr. Young indicated that his clients would be interested in developing the Elford lands and requested that the Township assist them in negotiating for this purchase.

RECOMMENDATION: That the Township property agent obtain appraisals for the Elford lands located on the West side of Cawthra Road, part of Lot 11, Concession 1, S.D.S., for industrial purposes.

2. **CREDIT VALLEY PRODUCE LIMITED** - Mr. Sikora of Credit Valley Produce Limited appeared before the Committee to discuss locating a poultry processing plant on Mattawa Avenue. On March 2nd, 1964, Council adopted a recommendation of the Industrial Committee recommending that this proposal be refused. Mr. Sikora outlined to the Committee the working operations and design of his proposed new building required for poultry processing. **RECOMMENDATION**: That the previous decision of refusal by the Industrial Committee be upheld.

3. **S. MISZCZUK** - Mr. Miszczuk is the owner of a 5 acre parcel of land located north of the C.P.R. right-of-way on the west side of Mavis Road. At Industrial Committee Meeting on February 19, it was recommended that the Township Property Agent negotiate with Mr. Miszczuk the acquisition of a 66' right-of-way which would be required to connect into the internal road pattern of the Flaman property. This matter was referred to the Property Agent for his report and Mr. Wilkinson reported under date of March 19th indicating that Mr. Miszczuk would be willing to convey the necessary parcel of land required for highway purposes to the Township for the sum of $6,000.00 per acre. However, should the Township build this road and allow divisions of land abutting it he would be willing to grant it free of charge. The Committee considered the drainage problem which exists in this area and it was their opinion that the Township Engineer should report on servicing requirements for this area. **RECOMMENDATION**: That the Township Engineer report on servicing requirements, storm drainage and roads for the area bounded on the south by Dundas Street, on the north by Burnhamthorpe Road, on the East by Mavis

Road and on the west by Wolfdale Road, on the basis of providing 86 foot road allowances with open ditch drainage. The report of the Township Engineer is to be considered by the Industrial Committee, Planning Board and Council.

4. FLAMAN PROPERTY - Mr. Courtney submitted a proposal received by him from Mr. Edward Reiter, solicitor acting on behalf of Favorite Investments who wish to purchase ten acres of land from Mrs. Flaman in part of Lot 21, Concession 1, North of Dundas Street, having a frontage of 726 feet on the west side of Mavis Road and a depth of 600 feet. The parcel of land involved is contained within the area mentioned in the previous recommendation.

RECOMMENDATION: That this proposal be deferred pending the report from the Township Engineer on the servicing requirements of this entire area.

5. BAND PROPERTY - WOLFDALE ROAD - Kerbel & Adler, Solicitors for Mr. Band, have indicated by letter dated March 16th, 1964, that it is their client's intention to construct a large steel fabricating plant on the east side of Wolfdale Road, south of the C.P.R. They requested that the Township designate Wolfdale Road as a full load highway within two years and to guarantee the supply of water and gas lines to their proposed plant site within sixty days of their obtaining a municipal building permit. The Committee also considered the report of the Township Water Engineer, outlining the cost of watermain on Wolfdale Road from Dundas Street northerly to the C.P.R. right-of-way a distance of 3,070 feet.

RECOMMENDATION: That the recommendation on this matter be deferred pending the report from the Township Engineer on the servicing of land in this area.

6. RE: AMENDMENT NO. 159 - The Committee considered a report from the Deputy-Clerk to M. D. Henderson, Chief Administrative Officer, dated January 13th, 1964, regarding the development of lands contained in Amendment #159. The lands involved comprise the land on the east limit of the lots on the east side of Hensall Street, and this amendment designates the lands as industrial. The final reading of the by-law to implement this amendment has not taken place due to the failure of reaching agreement with the owners of the lands involved. 43 feet of the east limit of these lands are to be designated for highway purposes and the abutting owners have requested information regarding the Township's servicing policy for this area. Part of the subject lands abut the lands to be developed by Cawthra Estates.

RECOMMENDATION: That the ChiefAdministrative Officer discuss the industrial development of the lands located on the east side of Hensall Street with the principals of Cawthra Estates.

7. RE: BY-LAW 4596 - A copy of letter written to Mr. Caldwell of the Township of Toronto Industrial Association by D. J. Williams was presented to the Committee. The Committee was informed that no reply has been received from the Association regarding the proposed amendments covered in by-law #4596, to Zoning By-law 2813.

RECOMMENDATION: That this letter be received and filed.

The meeting adjourned at 5:20 p.m.

REPORT ADOPTED:

Chairman

Reeve

Cooksville, Ontario,
March 25, 1964.

Minutes of a special meeting of the Toronto Township Council held in the Committee Room on the above date. The meeting commenced at 5:30 p.m. with all members of Council present.

Members of staff present: Messrs. M. D. Henderson and Henry E. Stewart.

This meeting was called to deal with the award of the contract for the Erindale Swimming Pool. The following resolution was passed:

Moved by: C. M. Murray #64
Seconded by: C. D. Jenkins

THAT THE CONTRACT for the Erindale Swimming Pool be awarded to Sinclair Construction Company and when the Erindale Ratepayers Association decides which building they want and supply the Township with the necessary assurance that their portion of the money is available that the contract be proceeded with.

CARRIED

The meeting adjourned at 5:40 p.m.

Reeve

Deputy Clerk

Cooksville, Ontario,
March 23rd, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date, commencing at 7:30 p.m. The Following members were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, M. D.Henderson, K. MacDiarmid, J. Montague and D. J. Williams.

Minutes of the previous meeting were adopted as read.

TENDERS

On motion by Councillor Jenkins, the following tenders were opened and received by Council:

ERINDALE WOODLANDS SWIMMING POOL AND CHANGE HOUSE

		Quotation	Bid Bond
Sinclair Construction	(a)	$87,629.00	$5,000.00
	(b)	94,339.00	
Northsummit Construction Ltd.	(a)	88,638.00	6,250.00
	(b)	94,259.00	
Lynch-Richards Construction Ltd.	(a)	91,600.00	6,500.00
	(b)	96,660.00	
Faehrmann Construction Ltd.	(a)	103,600.00	7,500.00
	(b)	111,600.00	

On motion by Councillor Jenkins these tenders were referred to the Architect and the Parks & Recreation Department for recommendation to Council.

DEPUTATIONS

The Reeve extended a warm welcome to Mrs. Sibbald and Air Rangers from the Malton Area who were present to observe the procedure of Toronto Township Council.

RE: FILES OZ-29-63 - RICE CONSTRUCTION CO. LTD.
OZ-30-63 - APPLEWOOD DUNDAS LTD.
OZ-31-63 - MISSISSAUGA REALTY LTD.
OZ-32-63 - BURNHAMDALE WOODS
OZ-34-63 - JOHN F. MCLENNAN LTD.

All of the above applications for rezoning are for lands contained in plans of subdivision recently released for draft approval in the area north of Dundas Street,

South of Burnhamthorpe Road between the Etobicoke Creek on the east and Dixie Road on the West and the Applewood Dundas Plan on the west side of Dixie Road. The Planning Director pointed out that all requested changes conform with the zoning set out in the North Dixie Study.

MR. WALTER LAUGHTON - resident on Dixie Road immediately adjacent to proposed apartment development, was assured that his property could, at any future time, be rezoned to the same category. Mr. Laughton stated that he had no real objection to the proposal provided he was given consideration as to the location of apartment buildings on adjacent land.

MR. SMART, Burnhamthorpe Road, expressed concern over proposed future widening of Burnhamthorpe Road and the type of building which would abut Burnhamthorpe road. He is also concerned about dangers to children walking to school when construction equipment starts moving through the area. The Planning Director advised Mr. Smart that lands required for the future widening would be taken from these plans and that ultimately Burnhamthorpe would be widened to four lanes. He also pointed out that additional schools will be provided in these areas and that a public school will be built in the Rice plan, and eventually a secondary school as well. The Reeve advised that the Traffic Safety Council are presently studying the matter of a sidewalk for Burnhamthorpe Road.

These zoning applications were later dealt with by by-law.

COMMUNICATIONS

COMMUNITY PLANNING ASSOCIATION OF CANADA - invitation to members of Council to attend a public meeting on Civic Design on Tuesday, April 7th, at 8:30 p.m. in the King Cole Room, Park Plaza Hotel. Members of Council were requested to advise the Clerk if they plan to attend this meeting.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee reports; Councillor Pickell in the Chair.

GENERAL COMMITTEE REPORT MARCH 18, 1964

RE: ITEM #180-- FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE - This item was referred back to General Committee.

RE: ITEM #182 - FILE OZ-48-61 - ENSIGN LAND INVESTMENT SERVICE LIMITED - Mr. R. B. Robinson representing the second mortgagee of this property asked for clarification as to the wording of the recommendation, which after some discussion was amended to read as follows:

> "That Application OZ-48-61, Ensign Land Investments Ltd., be refused as recommended by Planning Board; and That the Planning Board be requested to consider alternative future land uses of this and surrounding area."

Copy of this report and amendments thereto, are attached to these minutes.

A motion for recess was made at 8:35 p.m. and the meeting reconvened at 8:45 p.m.

UNFINISHED BUSINESS

RE: INSTALLATION OF FLASHING LIGHTS AT NO. 5 - NO. 10 INTERSECTION - The Clerk advised Councillor Jenkins that the Department of Highways has not yet reported on this request. He was requested to pursue this matter at this time.

RE: TRAFFIC LIGHTS AT DIXIE ROAD & ROMETOWN DRIVE - It was pointed out by the Reeve that it has been necessary to change the exits and entrances into the Dixie Plaza to qualify for lights at this intersection. The Township Engineer advised that the Department of Highways have advised verbally that they are setting up their programming and will proceed with this matter.

RE: ENGINEERING STANDARDS FOR SUBDIVISIONS - Councillor Harrison advised that the Committee studying this matter is ready to report and asked that it be included in General CommitteeAgenda for Wednesday of this week.

BY-LAWS

By-law No. 4655 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $90,000.00 (of which $75,000.00 is to be debentured) for the construction of storm sewers, Township of Toronto was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $75,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4696.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $6,100.00 for water-main construction, Township of Toronto (on easement from Etude Drive to Anson Ave.) was read a first and second times and numbered 4697.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $25,200.00 for watermain construction, Township of Toronto (Caterpillar Road) was read a first and second times and numbered 4698.

A By-law to adopt amendment No. 166 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4699.

A By-law to amend By-law Number 1735 (to place subdivision control on plans 702, 703 and 704) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4700.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Edrich Construction Company Limited, The Corporation of the Township of Toronto and Charles Hector Woods was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4701.

A By-law to accept Deed of Land and Grant of Easement (part Lots 4 and 5, R.P. 704) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4702.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Edward Small & Son Limited and James Seeback Construction Limited, the Corporation of the Township of Toronto and Donald E. Orr, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4703.

A By-law to amend By-law No. 4375 (amending fees re heating) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4704.

ABy-law to amend By-law 2813 (OZ-31-63) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4705.

A By-law to amend By-law 2813 (OZ-29-63) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4706.

A By-law to amend By-law 2813 (OZ-30-63) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4707.

A By-law to amend By-law 2813 (OZ-34-63) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4708.

A By-law to amend By-law 2813 (OZ-32-63) was read a first and second times and numbered 4709.

MOTIONS

Moved by: C. Pickell #62
Seconded by: R. A. Searle

RESOLVED that General Committee Report of March 18, 1964, be adopted as amended in items 180 and 182.

CARRIED

NOTE: When the following motion came before Council Reeve Speck stated that he would abstain from all discussion and voting on this motion; he retired to the audience and Deputy-Reeve Murray moved into the Chair.

Moved by: C. A. Pickell #63
Seconded by: R. A. Searle

RESOLVED that Recommendation #149, General Committee Report of March 4th as adopted by Council on March 9th, be rescinded; and FURTHER that this proposal be referred back to the Township Engineer for a redesign of the arterial road to a grade satisfactory to the Township Engineer.

NOTE:

A recorded vote was requested on this motion with the following result:

In favour of the motion	Opposed to the motion
Councillor Pickell	Councillor Vignale
Councillor Searle	Councillor Harrison
Councillor Jenkins	Councillor McMillan
	Deputy-Reeve Murray

Abstained - F.J.McKechnie

LOST - 4-3

There was considerable discussion before the vote was taken on this motion. In support of the motion, Councillor Pickell presented a brief, copy of which is attached to and forms part of these minutes.

Deputy-Reeve Murray asked for clarification of several points in the brief, as follows:

Reference to personal friends and trip to Florida - Mr. Murray asked Councillor Pickell if he was tying this in with this matter, to which Councillor Pickell replied that he was trying to clarify some of the doubts in the minds of the people in the Woodlands - doubts due to the topographical nature of the area since the Ontario Municipal Board had warned that it would be difficult to plan and Dr. Faludi had assured them it would be easy to plan with R1 lots on river frontage.

Deputy-Reeve Murray again referred to the trip to Florida and political entanglements referred to in the brief, and Councillor Pickell replied that the Reeve had abstained from voting all the way, but it does appear that he has influenced some members of Council and that this is how it appears generally to people in the Woodlands. Deputy-Reeve Murray also mentioned the reference that one of the reasons for the resignation of the former Planning Director, Max Bacon, was because of this development. Councillor Pickell stated that he was made to

understand that this was one reason and that he had not been convinced otherwise. The Deputy-Reeve asked Mr. Pickell if he was aware that, under The Planning Act, Council cannot remove a Planning Director from his job, to which Councillor Pickell replied that he was not aware of this.

Councillor Searle stated that he would confine his remarks to the specific question of the road. He referred to opinions of other municipal Engineers who support the opinion of the Township of Toronto Engineer with respect to the grade of this road. He intimated that he would support the motion since he could not understand why Council should go against the opinion of the Township Engineer and every qualified traffic engineer in the Metropolitan district.

Councillor Vignale asked if the Township Engineer had made a recommendation against this road or had merely drawn the matter to the attention of Council.

The Township Engineer pointed out that the problem was that Council had already granted draft approval and that the road could not be constructed to Township recommended gradients based on the draft approval. He further stated that he would not recommend the road at the grade proposed.

Councillor Jenkins stated that he agreed with that part of Councillor Pickell's remarks that this proposal should be referred back for redesign. However, he disagreed with the accusations and insinuations made by Councillor Pickell against the Reeve and requested that Councillor Pickell rescind his remarks in view of the fact that the Reeve was unable to defend himself.

Councillor Harrison stated - "I don't think this is worth commenting on".

Councillor McMillan, in speaking of the accusation that some members of Council had been influenced in their voting, asked if his name was included on this list, to which Councillor Pickell replied - "If the shoe fits, wear it". Councillor McMillan replied that the "hat" did not fit and that he would not wear it. He stated that he felt that a redesign of the subdivision would put the subdividers to a hardship that could not be entertained.

Councillor McKechnie stated that he had been absent due to illness and was not familiar with the main issue under discussion and, therefore, would have to abstain from voting.

FORTHCOMING MEETINGS

March 24 - 9:30 a.m. - special County Council Meeting

March 24 - 7:30 p.m. - Planning Board

March 25 - 9:30 a.m. - General Committee

March 31 - 7:30 p.m. - Meeting with Public Utilities at P.U.C. building

April 1 - 9:30 a.m. - General Committee

April 6 - 1:30 p.m. - Council meeting

There being no further business before the Chair a motion for adjournment was made at 9:40 p.m.

REEVE

CLERK

196. FILE T-14915 - Applewood Dundas Limited

197. FILE 261-62 Sidewalk Policy

198. FILE O-77-57 - Shell Oil At Indian Grove and South Service Road

199. FILE 27-64 - Subdivisions General (Servicing standards)

200. FILE 91-64 - Sewers General (Liquid Cargo)

201. FILE 7-64 - Clerk's General (The Railway Association of Canada Time Schedule)

202. FILE 40-64 - Weed Control 1964

203. FILE 228-61 - West Credit Area Development (Highbury Development Limited)

204. FILE 53-63 - Erindale Woodlands Swimming Pool

205. FILE 95-63 - Obara Lots, Malton

206. FILE Registered Plan 667 - Credit Valley Investments (Sewer Easement)

207. FILE Project 3-64 - Storm Sewers on Coram Crescent
FILE Project 17-64 - Sanitary Sewers on Coram Crescent

208. FILE 202-60 - Class "B" Roads (Half Load Restrictions, Mississauga Road south of Queen Elizabeth Way to Highway #2)

209. FILE Project 21-64 - Construction of sanitary sewers in the Kenmuir-Trotwood Avenue Area

210. FILE OZ-19-61 - John Caldwell (Maccal Holdings)

211. FILE 22-64 - Tenders General

212. FILE 54-64 - Industrial Committee (Report)

213. FILE 47-64F - Traffic Safety Council, Speed Limits

214. FILE 6-64 - Watermain on Caterpillar Road (Pallett Easement)

215. FILE 16-64 - P. U. C. General

216. FILE 109-63 - Emmerson Property, Meadowvale

217. FILE T-15628 - Burnhamdale Woods

218. FILE 18-64 Recreation General

219. FILE 5-64 - Building General (Restoration of Buildings)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MARCH 25, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vignale, Jenkins, McMillan, Pickell, Searle, Harrison & McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart

REPORT NUMBER 12

ITEMS CONSIDERED:

196. **FILE T-14915 - APPLEWOOD DUNDAS LIMITED (#101)**

Mr. Switzer attended the Committee's meeting and requested relief from the Township's sidewalk policy to the extent that he would not have to construct sidewalks on both sides of the crescents. He also requested that the municipality consider a policy whereby the additional width of pavement required on Bloor Street would be paid for in a manner that it would qualify for Department of Highway subsidy.

RECOMMENDATION: 1) That the development of proposed plan of subdivision T-14915, Applewood Dundas Limited be in accordance with the existing sidewalk policy.

2) That in accordance with Section 77, of the Highway Improvement Act, the Minister of Highways be requested to designate the street to be known as Bloor Street between the Etobicoke Creek and Cawthra Road, as "a main thoroughfare for traffic", and further that the Township of Toronto enter into agreements with all developers of land adjacent to proposed Bloor Street to the extent that the Township of Toronto will participate in the extra width of the pavement due to this street being "a main thoroughfare".

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OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MARCH 25, 1964.

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197. FILE 261-62 SIDEWALK POLICY

The Committee considered whether or not the existing sidewalk policy for subdivision development in the Township is satisfactory.

RECOMMENDATION: That the existing sidewalk policy for the development of subdivisions be reviewed by the Township staff and a report and recommendation submitted to the General Committee for its consideration.

198. FILE O-77-57 SHELL OIL AT INDIAN GROVE AND SOUTH SERVICE ROAD (#178)

At the Committee's meeting on March 18, representatives of the Shell Oil Company attended to present their proposed scheme for solving the problem with regard to effluent from the service station and restaurant on the South Service Road at Indian Grove. It was decided at that meeting that Dr. Marion Powell of the Peel County Health Unit should be invited to attend this meeting for the purpose of discussing the Shell proposal. Dr. Powell and Mr. A. Matwichuk, Chief Inspector, attended the Committee's meeting for the discussion on this item. During the discussion it was learned that the Peel County Health Unit had not asked for a report from its consulting engineers with regard to this proposal.

RECOMMENDATION: That further consideration of the proposal by the Shell Oil Company of Canada be deferred until a report is obtained by the Peel County Health Unit from its consulting engineers.

199. FILE 27-64 SUBDIVISIONS GENERAL (SERVICING STANDARDS) (#129)

The Committee was advised that this item was considered at the General Committee's meeting of February 27, 1964, as a result, of a brief having been submitted by United Lands Corporation Limited. At that time it was decided that a committee of three be appointed by the Reeve to study the Township of Toronto's revised servicing standards and the material submitted to the Township by United Lands Corporation Limited, with the help of anyone that the Committee feels can be of assistance.

Councillor Harrison, Chairman of the Special Committee, presented a report dated March 20, 1964, entitled"Engineering Standards, United Lands Corporation (Gordon Irwin Limited)", a copy of which is contained in the above file. The Township Engineer attended the meeting for the discussion on this item.

RECOMMENDATION: Recommendation on this item is in two parts:

1. That the report dated March 20, 1964, from the Special Committee set up to consider the Township of Toronto Servicing Standards, be received with the words "Estimate of" being inserted between the words "the additional" in the first recommendation.

2. That the servicing standards of the Township of Toronto be compared with those of other surrounding municipalities by the Special Committee under the Chairmanship of Councillor Harrison.

200. FILE 91-64 SEWERS GENERAL (LIQUID CARGO)

Committee considered a copy of a letter dated March 12, 1964 from the Township Engineer regarding the construction of sanitary sewers on Southdown Road and Highway #2, to the Liquid Cargo property. The estimated cost of constructing the sewer from the existing pumping station near the Greyscher House, a distance of 1,300' to service the lands of Liquid Cargo, is $70,000.00.

RECOMMENDATION: That further consideration of this item be deferred for one week, so that the Township Engineer may meet with representatives of the Liquid Cargo Company in order to determine the use of the sewer.

201. FILE 7-64 - CLERK'S GENERAL (THE RAILWAY ASSOCIATION OF CANADA TIME SCHEDULE)

The Committee considered a copy of a letter dated February 7, 1964, in which the General Secretary of the Railway Association of Canada advised that the spring and summer train schedules of Canadian railways in 1964 will become effective at 12:01 a.m. Sunday, April 26, until 12:01 a.m. Sunday, October 25. The request contained in the letter is that information be forwarded as to whether or not the Township of

Toronto will be adopting Daylight Saving Time and if so, the dates for which it will be effective during 1964.

RECOMMENDATION: That the Railway Association of Canada be advised that the Township of Toronto will adopt Daylight Saving Time effective at 12:01 a.m. Sunday, April 26 until 12:01 a.m. Sunday, October 25, 1964.

202. FILE 40-64 - WEED CONTROL 1964 (#155)

When the Weed Control Programme was considered in 1964, the question was asked whether or not vegetation control could be used. It was determined that vegetation control in general cannot be used, but if municipalities so desire an application can be made to the Department of Agriculture to designate additional weeds as noxious weeds so that some areas in the municipality which do not have the existing noxious weeds, might be cut. The following resolution was placed before the Committee for its consideration:

"WHEREAS Regulation 565, R.R.O. 1960, as amended by Ontario Regulation 173/62 does not designate the weeds, Barnyard grass, Witch grass, Crab grass, Wild oats and Burdock as noxious weeds;
AND WHEREAS Barnyard grass, Witch grass, Crab grass, Wild oats and Burdock are noxious to the Township of Toronto;
BE IT RESOLVED that the Minister of Agriculture be requested to designate in Schedule 1 of the regulations, Barnyard grass, Witch grass, Crab grass, Wild oats and Burdock as noxious weeds in respect of The Township of Toronto in the County of Peel."

RECOMMENDATION: That no further consideration be given to this item until the County Weed Inspector can be present.

203. FILE 228-61 - WEST CREDIT AREA DEVELOPMENT (HIGHBURY DEVELOPMENT LIMITED) -(#99)

The Committee was advised that the Council of the Town of Streetsville at its meeting on March 16, 1964 passed the following resolution:

"THAT this Council express its agreement in principle to the use of the sewage treatment plant in the Town of Streetsville for the treatment of sewage from the Township of Toronto, subject to the execution and delivery of a satisfactory agreement with reference thereto and a satisfactory agreement for the supply of water to the Town of Streetsville by the Township of Toronto."

RECOMMENDATION: That this information be received and filed.

204. FILE 53-63 ERINDALE WOODLANDS SWIMMING POOL (#150)

Mr. Hare and Mr. W. Haskett attended the Committee's meeting to present information to the Committee regarding the tenders received for the construction of the Erindale Swimming Pool.

RECOMMENDATION: That the contract for the Erindale Swimming Pool be awarded to Sinclair Construction Company, and when the Erindale Recreation Association decides which building they want and supply the Township with the necessary assurance that their portion of the money is available; that the contract be proceeded with.

NOTE: This item was dealt with by resolution of Council at its special meeting on March 25, 1964.

205. FILE 95-63 - OBARA LOTS, MALTON

On November 20, 1963, the Committee considered the problem regarding the lots owned by Mr. Obara in Malton on which certain works were carried out by the Township. It was recommended and later adopted that the Metro Toronto and Region Conservation Authority be requested to consider purchasing the Obara lots. On December 3, 1963, the Clerk wrote to the Conservation Authority giving Council's request. On January 15, 1964, the Clerk wrote to the Property Administrator of the Conservation Authority giving further information on the property and again requesting immediate consideration of the Council's request. On January 30, 1964, the Clerk was advised by the Property Administrator that his previous correspondence and the plans had been referred to Mr. Sewter, "whose responsibility it is to determine the necessity of acquiring the land referred to herein". On March 17, 1964, Mr. Sewter replied, pointing out that the Conservation Authority certainly acknowledges that the lands in question are flood vulnerable and would hope that possibly the Township can see its way clear to the acquisition of the said lands.

RECOMMENDATION: That no further action be taken by the Township of Toronto with regard to the Obara lots in Malton until Mr. Obara submits to the Township his statement of claim for damages caused by the Municipality.

206. FILE REGISTERED PLAN 667 - CREDIT VALLEY INVESTMENTS (SEWER EASEMENT)

Committee considered a report from the Township's Property Agent regarding the expropriation of an easement from Arrowhead Road through to Comanche Road. According to the report, the owner of the property from which the easement is required, is claiming $2,500.00 compensation. The Property Agent advised the Committee that he recommends that the owner of Lot 17, Registered Plan 667, be offered $2,500.00 for the easement. Mr. Wilkinson attended and advised that the subdivider had lost two offers on the lot because of the easement. He was asked if the appraisers had taken this into consideration when the appraisal was prepared. Mr. Wilkinson replied that he was not certain that the appraisers had taken this information into consideration.

RECOMMENDATION: That the Property Agent obtain information from the persons who appraised the easement required by the Municipality over Lot 17, Registered Plan 667 to determine whether the sales on the rest of the subdivision have had any bearing on the value of the easement.

207. FILE PROJECT 3-64 - STORM SEWERS ON CORAM CRESCENT
FILE PROJECT 17-64 - SANITARY SEWERS ON CORAM CRESCENT (#123)

Committee considered a report from the Township Engineer dated March 20, 1964, regarding the Township Engineer's negotiations with the owners in the north-east quandrant of the Coram Avenue, Coram Crescent area. The Township Engineer requested further consideration and direction from the Council as to whether he should proceed now with the installation of storm and sanitary sewers or the installation of sanitary sewers alone.

RECOMMENDATION: That the Township of Toronto recognize the option exercised by the owners of property in the north-easterly quadrant of the Coram Avenue, Coram Crescent Area not to have the dyke built and that we proceed with the construction of storm and sanitary sewers and further that the owners of property in the north-easterly quandrant of the Coram Avenue and Coram Crescent area be sent a copy of this decision by registered mail.

208. FILE 202-60 - CLASS "B" ROADS (HALF LOAD RESTRICTIONS, MISSISSAUGA ROAD SOUTH OF QUEEN ELIZABETH WAY TO HIGHWAY #2) (#4)

Committee considered a report dated March 20, 1964, from the Township Engineer regarding the half load restrictions on Mississauga Road south of the Queen Elizabeth Way to Highway #2. A copy of the report is contained in the above file.

RECOMMENDATION: That the information set out in the Township Engineer's report dated March 20, 1964, regarding the half load restrictions on Mississauga Road south of the Queen Elizabeth Way to Highway #2 be received and filed.

209. FILE PROJECT 21-64 - CONSTRUCTION OF SANITARY SEWERS IN THE KENMUIR-TROTWOOD AVENUE AREA

Committee considered a letter dated March 17, 1964, and a local improvement report of the same date for the proposed construction of sewers in the Queen Elizabeth Garden area. Copies of the local improvement report and the correspondence referred to are contained in the above file. Because the estimated cost of the entire work is set out in the report is over the amount budgeted, the Committee considered a programme whereby a portion of the work could be deleted until the actual cost of the portion to be proceeded with is determined.

RECOMMENDATION: That the local improvement report submitted by the Township Engineer dated March 17, 1964, regarding construction of sanitary sewers in the Kenmuir-Trotwood Area be adopted with the exception of that portion referring to the construction of sanitary sewers on the South Service Road and Crediton Parkway, and further that the Township Engineer proceed to call tenders on the basis of the amended local improvement report.

210. FILE OZ-19-61 - JOHN CALDWELL (MACCAL HOLDINGS)

The Committee considered a memo from the Township Engineer pointing out that the owner of Maccal Holdings Limited has carried out the required work in accordance with the agreement between Maccal Holdings and the Township. The Engineer recommended that the Township take over the municipal services installed under this agreement and release the remainder of the deposit.

RECOMMENDATION: That the Township take over the municipal services under the agreement between Maccal Holdings and the Township of Toronto and release the remainder of the deposit as recommended by the Township Engineer.

211. FILE 22-64 - TENDERS GENERAL

The Committee considered reports from the Township Engineer on the following contracts:

(a) Contract for pavement markings

RECOMMENDATION: That the contract for pavement markings (P.N.13-64) be awarded to E. A. Horton Sales Limited for their low bid of $5,929.50 subject to the approval of the Department of Highways.

(b) Contract for spray patching

RECOMMENDATION: That the contract for spray patching (P.N.16-64) be awarded to Cook Paving Company Limited for their low bid of $55,100.00 subject to the approval of the Department of Highways.

(c) Contract for asphalt pavement repairs

RECOMMENDATION: That the contract for asphalt pavement repairs (P.N.11-64) be awarded to Bramal Construction Limited for their low bid of $19,254.50 subject to the approval of the Department of Highways.

(d) Contract for corrugated metal pipe

RECOMMENDATION: That no contract be awarded for the supply of corrugated metal pipe, and further that the Township's Purchasing Agent be authorized to negotiate the purchase of the corrugated metal pipe required by the Township of Toronto during 1964.

(e) Contract for granular materials

RECOMMENDATION: That the contract for granular materials (P.N. 7-64) be awarded as follows:

Peel Sand and Gravel Limited - Items 1, 2, & 4
Sherman Sand and Gravel Limited - Items 6 & 7 from Pit location A
Franceschini Bros. Limited - Item 5 from Pit locations A & B subject to the approval of the Department of Highways

(f) Contract for calcium chloride

RECOMMENDATION: That the contract for calcium chloride (P.N.17-64) be awarded to Mineral Fluids for their low bid of $.079 per gallon of brine solution, subject to the approval of the Department of Highways.

(g) Contract for storm and sanitary sewer connections

RECOMMENDATION: That the contract for storm and sanitary sewer connections (P.N.9-64) be awarded to John Heck & Sons Limited for their low bid of $71,130.00.

(h) Contract for sodding

RECOMMENDATION: That the Contract for sodding (P.N.5-64) be awarded to Evans Turf Farms Limited for their low bid of $55,562.50 subject to the approval of the Department of Highways.

(i) Contract for road oiling and surface treatment

RECOMMENDATION: That the contract for road oiling and surface treatment (P.N.8-64) be awarded to K. J. Beamish Construction Co. Limited for their low bid for items:

A. 1) $0.2325 2) $0.262 3) $5.40

B. 1) $0.2175 2) be undertaken by Township forces as in past years

subject to the approval of the Department of Highways.

(j) Contract for crushed stone

RECOMMENDATION: That the contract for crushed stone (P.N. 6-64) be awarded as follows:

Peel Sand & Gravel - Items 2, 3, 5, 6, 8, 9, 11 & 12
Franceshini Bros. Limited - Items 1, 4, 7 & 10
Sherman Sand & Gravel - Items 4, 7 & 10
subject to the approval of the Department of Highways.

(k) Contract for sludge hauling

RECOMMENDATION: That the contract for sludge hauling (P.N.19-64) be awarded to Frank Thomas for his low bid of $5,625.00.

(l) Contract for stockpiling of sand

RECOMMENDATION: That the contract for stockpiling of sand (P.N.10-64) be awarded to Sherman Sand & Gravel Limited for their low bid of $1.42 per ton, subject to the approval of the Department of Highways.

212. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#130)

The Industrial Committee met on March 23, 1964, and a copy of the minutes from that meeting were before the Committee for its consideration.

RECOMMENDATION: That the recommendations contained in the minutes of the Industrial Committee meeting dated March 23, 1964, be adopted.

213. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS

The Committee considered a memo dated March 20, 1964, from the Chief of Police regarding speed zone studies carried out on Highways #5 and #10. A copy of the memo is contained in the above file.

RECOMMENDATION: That Mr. Trew of the Department of Highways be advised that the Township of Toronto has considered his studies on Highways #5 and #10, and further that the Municipality is in agreement with the proposed speed zones.

214. FILE PROJECT 6-64 - WATERMAIN ON CATERPILLAR ROAD (PALLETT EASEMENT)

The Committee considered a memo from the Property Agent dated March 18, 1964, regarding the granting of an easement on the Pallett lands between the westerly end of Mattawa Avenue running south to Caterpillar Road. The compensation for the Pallett lands is $1,500.00 plus, the P.U.C. will pay Mr. Pallett out-of-pockett legal expenses which will be approximately $50.00. The Committee was advised that when this matter came before Council for acceptance, By-law 4689 was given two readings. The third reading was deferred to obtain additional information from Mr. Wilkinson as to what the payment of the $1,500.00 covered. Mr. Wilkinson advised in the report dated March 18, 1964, that the compensation is for the easement and the loss of a row of eight year old fruit trees.

RECOMMENDATION: That By-law 4689 be given a third reading at Council's next meeting.

215. FILE 16-64 - P. U. C. GENERAL

During the consideration of the easement over the Pallett lands, from the end of Mattawa Avenue south to Caterpillar Road, the Committee was

advised that in some cases the Public Utilities Commission has negotiated for and settled easements without placing the matter before Council. The Committee was of the opinion that all easements should be negotiated through the Township's own Property Agent.

RECOMMENDATION: That the Public Utilities Commission for the Township of Toronto shall be notified that, in the future, all land negotiations are to be carried on by the Township of Toronto Property Agent.

216. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE (#180)

The Credit Valley Conservation Authority purchased the Emmerson property which is located along the Credit River on the north side of Derry Road West in Meadowvale. Councillor McMillan, Chairman of the Credit Valley Conservation Authority, with the assistance of Mr. J. Polley, Mr. H. Greenway and Councillor Harrison, discussed with the Committee at its meeting of March 18, 1964, the question of whether or not the Township of Toronto wishes to take over the operation of the property now or whether it should remain with the Conservation Authority to continue to look after it and improve it for a certain number of years with the understanding that the Municipality could lease it at the end of that time. Mr. McMillan advised the Committee that if the Conservation Authority continues to look after it, that any improvements that were carried out would be checked with the Township and 50% of the cost of the improvements would be paid for through provincial grants. He also pointed out that if the Municipality wished to arrange for the leasing of the property immediately, that arrangements could be made. It was recommended at the last meeting that the Township's Chief Administrative Officer be authorized to negotiate with the Credit Valley Conservation Authority for the immediate leasing of the Emmerson property at Meadowvale. When this item went before Council, it was decided to refer

t back to the General Committee for further consideration. The main point of discussion was whether the Municipality should lease the property now or leave it in the hands of the Credit Valley Conservation Authority. Mr. McMillan suggested to the Committee that no action be taken upon this item until he has had an opportunity to discuss it further with the Authority.

RECOMMENDATION: That further consideration of this item be deferred until Councillor McMillan has had an opportunity to discuss this matter with the Credit Valley Conservation Authority and report back to the General Committee.

217. FILE T-15628 - BURNHAMDALE WOODS (#96)

Mr. McLaughlin attended this meeting and advised that he was arranging a meeting with the Minister of Municipal Affairs regarding the above plan and he wanted to have a member of Council present with him at the meeting. He advised the Committee that the meeting was to be held on March 25, in the afternoon.

RECOMMENDATION: That due to the lack of sufficient notice and the size of the Agenda before the General Committee, that no one from the Township of Toronto attend the meeting between Mr. McLaughlin and the Minister of Municipal Affairs on March 25, 1964.

218. FILE 11-64 RECREATION GENERAL

Councillor McKechnie discussed certain matters with the Committee regarding the problems that have been encountered by the Malton Memorial Recreation Committee. He advised the Committee that one of the problems is that people who have made donations, cannot declare the amount of the donation as tax deductible because the project is not a municipal project. Some consideration was given to the possibility of the ownership being vested in the Municipality.

RECOMMENDATION: That the Malton Memorial Recreation Committee meet with the General Committee to discuss this matter.

219. FILE 5-64 - BUILDING GENERAL (RESTORATION OF BUILDINGS)

Councillor Searle pointed out to the Committee that, in his opinion, the intent of Section 9 of By-law 2813 is being abused, because according to a letter from Mr. Greenwood, the intent is to restore an existing building, but the wording permits the tearing down and the construction of a completely new building.

RECOMMENDATION: That the Township Solicitor and any members of the staff that can assist him, investigate the possibility of amending Section 9 of By-law 2813 to overcome the problem and make the intent of this section of the By-law consistant with the permission of the Section.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED: april 6/64

acting REEVE [signature]

CHAIRMAN [signature]

Cooksville, Ontario,
April 6, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on April 6, 1964, with the following members of Council present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, C. A. Pickell and R. A. Searle. Councillor McKechnie attended at 2:30 p.m. The meeting commenced at 1:30 p.m.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer and K. MacDiarmid, Solicitor.

Minutes of Council meetings held on March 23rd and March, 25, 1964, were adopted as read.

COMMITTEE REPORTS

GENERAL COMMITTEE REPORT DATED MARCH 25, 1964

This report was adopted without amendment.

GENERAL COMMITTEE REPORT DATED APRIL 1, 1964

RE: ITEM #220 - FILE T-15628 - BURNHAMDALE WOODS

Part 1 of the Recommendation on this item was amended by adding thereto the following words: "for his comment".

RE: ITEM #221 - FILE T-15133 - DENNISON ESTATE (BARRON)

A recorded vote was requested on this recommendation and all members of council present voted in favour thereof:

8 in favour of the recommendation
1 absent.

RE: ITEM #223 - FILE 71-61 - GENERAL COMMITTEE PROCEDURE

This item was referred back to the General Committee for further consideration.

RE: ITEM #232 - FILE T-13121 - MRS. R. RUSCHICK

The recommendation on this item was amended by deleting the words "Planning Board" from the first line thereof.

RE: ITEM #243. FILE 26-64 - ZONING GENERAL (TEXACO TANK FARM)

Part 2 of the recommendation on this item was amended to read as follows:

"That the Planning Staff be requested to comment on the advisability of doing a study of the general area between Mississauga Road and Birchview and the C.N.R. and Q.E.W."

GENERAL COMMITTEE REPORT DATED APRIL 3, 1964

RE: ITEM # 246 - FILE 24-64 - WELFARE GENERAL
FILE 5-64 - BUILDING GENERAL

The recommendation on this item was amended by adding the following after the words Building Department:

"The Welfare Department for the Township and the Department of Welfare, Province of Ontario".

Copies of the above reports and amendments thereto, are attached to these minutes.

COMMUNICATIONS

Letter from The Steelcraft Manufacturing Company, Cincinnati, Ohio, expressing personal thanks to Mr. A. Franks, Township Building Department, for his co-operation and courtesies extended to their representative Mr. Balkany and Executive Vice-President, Mr. Charles B. Levinson. Letter to be received and filed.

A motion was made for recess at 2:20 p.m. and the meeting re-convened at 2:40 p.m. with Acting Reeve Murray in the Chair.

UNFINISHED BUSINESS

MALTON MEMORIAL RECREATION ASSOCIATION - Councillor McKechnie advised that this Association had been enquiring as to the Township's policy with respect to the Management of Swimming Pools or Arenas within the Township and have asked to appear before General Committee in the near future. The Deputy-Clerk was asked to have this placed on an Agenda for consideration by General Committee.

RE: QUESTIONNAIRE RE HUNTING REGULATIONS -The Deputy-Clerk advised Councillor McMillan that comments from the Gun Clubs in the Township should be before Council in about two weeks time.

RE: ERINDALE SWIMMING POOL - Councillor Pickell advised that the guarantee from the Erindale Swimming Pool Committee will be forthcoming from the Bank immediately.

BY-LAWS

A By-law to authorize the execution of an agreement between Cadem Limited & Oak Lawn Limited and The Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Acting Reeve and the Deputy Clerk, the Corporate Seal attached thereto, and numbered 4710.

A By-law to authorize the execution of an agreement between William E. Small and The Corporation of the Township of Toronto regarding connection to a storm sewer, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4711.

A By-law to authorize the execution of an agreement for the construction of a storm sewer, Township of Toronto (Melton Drive Area, P.N. 28-62) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4712.

A By-law to execute Agreement of Easement (Part Lot 1, Con. 3, E.H.S.) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4713.

A By-law to execute Easement Agreements (for watermain purposes Part Lot 10, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4714.

A By-law to accept Deed of Land and Grant of Easement (one foot reserves and easement over part Lot 24, R.P. 703) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4715.

A By-law to accept Grant of Easement (Lot 13, R.P. 667) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4716.

A By-law to repeal By-law 4602 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4717.

A By-law to provide for the 1964 Expenditures on Roads in the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4718.

By-law 4689 being a by-law to accept a Grant of Easement for watermain purposes (part Lots 3 and 4, Con. 1, S.D.S.) was read a third time, finally passed, signed by the Acting-Reeve and the Deputy-Clerk and the Corporate Seal attached thereto.

MOTIONS

Moved by: Victor Vignale #65
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated March 25, 1964, be adopted as presented.

CARRIED

Moved by: Victor Vignale #66
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated April 1, 1964, be adopted as amended in items 220(1), 223, 232 and 243 (2).

CARRIED

Moved by: Victor Vignale #67
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated April 3rd, 1964, be adopted as amended in item #246.

CARRIED

Moved by: Robt. W. Speck #68
Seconded by: C. D. Jenkins

BE IT RESOLVED that F. McKechnie attend the Planning Board meeting of April 7, 1964, as the Reeve's delegate.

CARRIED

Moved by: R. A. Searle #69
Seconded by: C. Pickell

RESOLVED that the Clerk be requested to write on behalf of Council to the Serson Community Centre, thanking the Senior Citizens for their hospitality on the occasion of the official opening, and that the members be congratulated for the success of their venture.

CARRIED

Moved by: R. K. McMillan #70
Seconded by: C. Pickell

AND RESOLVED that the Department of Highways be requested to approve the following transfers within the approved limit of 1963 Normal By- law No. 4267:

$5,000. from Bridge Maintenance to Road Maintenance
$29,000. from Road construction to Road Maintenance
$48,000. from Road Construction to Bridge Construction.

CARRIED

Moved by: R. K. McMillan #71
Seconded by: C. Pickell

AND RESOLVED that Daylight Saving Time be adopted in the Corporation of the Township of Toronto between 12:01 a.m. Sunday, April 26th and 12:01 a.m., Sunday, October 25th, 1964.

CARRIED

OTHER BUSINESS

RE: POLICE TAGGING OF CARS - Councillor Pickell reported that some cars parked on Base Line Road during K ayak races on the Credit River near Erindale, had been issued parking tickets by the Township Police. He was asked to take this matter up with the Police Department.

RE: FILE T-11991 - Dalewood Investments - Councillor Vignale reported that it is his understanding that Dalewood Investments and the Conservation Authority have reached a satisfactory agreement.

FORTHCOMING MEETINGS

April 7 - 7:00 p.m. - Planning Board (Councillor McKechnie to attend in place of the Reeve)
April 8 - 9:30 a.m. - General Committee
April 16- 4:00 p.m. - Street Appearance Committee meeting with Hydro
April 16- 7:00 p.m. - Meeting County Council Chambers re Police Force (Clerk to give written notification of this meeting)
April 30- 8:00 p.m. - Meeting in Council Chambers with Port Credit and Streetsville re amalgamation (Clerk to give written notification of this meeting)
April 9 - 4:00 p.m. - Community Centre Committee - Recreation Commission to have appointee present.

There being no further business before the Chair, a motion for adjournment was made at 3:15 p.m.

REEVE

CLERK

T 143

RESOLUTION

april 6 SESSION 19 64 No.

MOVED BY Allsopp

SECONDED BY

General Committee Report april 1, 1964

That part one of the recommendation on item NO 220 file T-15628 be amended by adding the words "for his comment".

carried

Wade

T 143

RESOLUTION

April 6 SESSION 1964 No.

MOVED BY C D Jenkins

SECONDED BY

That Item 223 General Committee Report April 1st 1964 be referred back to the General Committee for further Consideration

Carried
Victor D. Neale

T 143

RESOLUTION

April 6 SESSION 19 64 No.

MOVED BY Mon on Spec

SECONDED BY

General Committee Report April 1, 1964

That item no 232 file T-13121 be amended by deleting the words "Planning Board"

Carried
Victor Jacob

T 143

RESOLUTION

April 6 SESSION 19 64 No.

MOVED BY Kim W. Speck

SECONDED BY

General Committee Report April 1, 1964

That item no 243 File 26-64 Zoning Guard (Texaco Tank Farm) part 2 be amended to read That the Planning Staff be requested to comment on the advisability of doing a study of the general area between Mississauga Rd. and Burchview and the C.N.R. and Q.E.W.

Carried
Victor Speck

25

220. FILE T-15628 - Burnhamdale Woods

221. FILE T-15133 - Dennison Estate (Barron)

222. FILE 11-64 - Parks General (Malton Memorial Recreation Committee)

223. FILE 71-61 - General Committee Procedure

224. FILE 7-64 - Clerks General
FILE 39-64 - Conventions (Resolution from City of Windsor)

225. FILE 12-60 - Air Pollution

226. FILE OZ-4-64 - B. A. Oil Company

227. FILE OZ-7-63 - Grice et al

228. FILE OZ-8-64 - G. V. Kleinfeldt & Assoc. (Paroral Const. Ltd.)

229. FILE OZ-11-64 - Applewood Dixie Limited

230. FILE T-16170 - Paronal Construction Limited

231. FILE T-16137 - Applewood Dixie Limited

232. FILE T-13121 - Mrs. R. Ruschick

233. FILE T-16151 - H. Kuyvenhoven

234. FILE T-14092 - Mrs. H. Pinkney

235. FILE T-16069 - Sanlor Construction Limited

236. FILE 4-64 - Board of Education (Schools North end of Township)

237. FILE 108-64 - County of Peel (Police Force)

238. FILE 7-64 - Clerks General (Town of Brampton)

239. FILE T-12522 - E. Muursepp

240. FILE T-15827 - Rattray Park Estates

241. FILE 116-63 - Crestview Cemetery

242. FILE 18-64 - Recreation General (Cooksville Community Centre)

243. FILE 26-64 - Zoning General (Texaco Tank Farm)

244. FILE 109-63 - Emmerson Property

245. FILE 17-60 - Erindale Sanitary Landfill

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 1, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vignale, Pickell, Searle, McMillan, McKechnie and Harrison.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 13

ITEMS CONSIDERED:

220. **FILE T-15628 - BURNHAMDALE WOODS (#217)** - This plan of subdivision is located in the North Dixie Area. Mr. McLaughlin attended the Committee to speak regarding certain aspects in connection with the development of the plan. He had three requests:

1. That Council recommend to the Minister, draft approval for the proposed plan of subdivision, subject to certain stated conditions.

2. That By-law 4709 be given a third reading and continue with the processing.

3. That Council request the Planning Board and its Staff to proceed with the completion of the North Cooksville Study as soon as possible.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That Council continue to withhold a recommendation of draft approval on proposed plan of subdivision T-15628, Burnhamdale Woods; and further that the third reading of By-law 4709 be withheld and that a copy of this recommendation along with a copy of the Planning Director's letter re subdivision procedure, Township of Toronto, dated March 25, 1964, addressed to Colonel A. L. S. Nash, having been read to the General Committee and concurred with by Council,

be forwarded to the Minister of Municipal Affairs.

2. That Mr. McLaughlin's request that the North Cooksville Study be accelerated by the Planning Board and its Staff, be received and filed.

221. FILE T-15133 - DENNISON ESTATE (BARRON) - This proposed plan of subdivision is located on the north side of Indian Road, opposite Tecumseh Park Drive. There are 15 proposed lots and one proposed block. At the General Committee's meeting on December 4, 1963, consideration was given to: (1) a letter from the subdivider's solicitor complaining of a requirement regarding storm drainage that is set out in the consolidated report; (2) a letter from the Township Engineer to the General Committee setting out his comments with reference to Mr. Lane's letter. It was recommended at that meeting and later adopted by Council, that the Barron subdivision be requested to supply the additional storm sewer drainage as set out in the consolidated report for this subdivision and the Township Engineer's memo to the General Committee dated November 20, 1963. For the Committee's information, a copy of the Township Engineer's memo dated November 20, 1963, and the subdivider's solicitor's letter dated November 8, 1963, were attached to the agenda. Mr. J. G. Barron and his solicitor, Mr. John Greenwood, attended the Committee's meeting. Mr. Greenwood pointed out to the Committee that in his opinion, the consolidated report generally sets out the conditions of development and since the consolidated report, the requirements re storm drainage had been changed to the extent of approximately $10,000.00. The Township Engineer explained that he had commented on a larger plan of subdivision in 1962 when there were no storm sewers in the area and

ly asked for an easement at that time but subsequently storm sewers had been constructed in the area and in his opinion, the portion through this subdivision should be finalized.

RECOMMENDATION: That the Township Engineer negotiate with Mr. J. G. Barron, developer of proposed plan of subdivision T-15133, an equitable solution to the storm drainage problem and report back to the General Committee.

222. FILE 11-64 - PARKS GENERAL (MALTON MEMORIAL RECREATION COMMITTEE) (#218)

Mr. . Annaka, Mr. Don McPhale and Mr. A. Vickress, members of the Malton Memorial Recreation Committee, attended the Committee's meeting to discuss some of the difficulties that the Committee is having with regard to its proposed recreational centre in Malton. Mr. Henderson advised the gentlemen of the Municipality's policy of assistance on this kind of project. The two projects presently under way are the West Acres Swimming Pool and the Erindale Swimming Pool. The representatives from Malton were also advised that a group from Lakeview has already asked about assistance. Mr. Annaka informed the Committee that it is the hope of his group to have an arena constructed first and in the first door-to-door residential canvass, he expects to receive $40,000.00. The second canvass, he expects $20,000.00 and a third canvass of industry, he expects $40,000.00. Mr. Annaka suggested that his group might have their money available in two years and asked if the Township would back the Malton people in the same way as it has backed other groups. He has advised that it would naturally be a decision of the Council at that

time but it was hardly likely that a Council would change the policy of this kind of system.

RECOMMENDATION: That the Clerk forward a copy of the Municipality's policy of assistance to local groups for the kind of community project proposed by the Malton people, and that the Commissioner of Parks and Recreation meet with the Malton people to look at the land they have already optioned and other sites that might be suitable for an arena and community centre.

223. FILE 71-61 - GENERAL COMMITTEE PROCEDURE (#32) - At the Committee's meeting on March 25, 1964, Mr. McLaughlin requested that he be permitted to stay in the meeting while the Committee discussed and decided whether or not a member of Council would accompany him to a meeting with the Minister of Municipal Affairs. It was decided that Mr. McLaughlin could stay in the meeting. It was later decided that further consideration should be given to this change in the Committee's procedure at this meeting.

RECOMMENDATION: That the present policy of asking the persons appearing before the General Committee to retire from the Committee while the request is further considered, be continued.

224. FILE 7-64 - CLERKS GENERAL
FILE 39-64 - CONVENTIONS (RESOLUTION FROM CITY OF WINDSOR) -

The Committee considered a copy of a resolution adopted by the Council of the City of Windsor on March 16, 1964. It was decided by the resolution that copies of it be sent to every municipality in the Province,

to the Ontario Government, to the Ontario Municipal Association and the Ontario Association of Mayors and Reeves.

RECOMMENDATION: That the City of Windsor be advised that the Township of Toronto has considered the resolution which urges the Provincial Government to proceed as quickly as possible with the establishment of a universal government sponsored and controlled medical insurance programme; and further, that it is the opinion of the Council for the Township of Toronto that medical insurance is not a municipal field.

225. FILE 12-60 - AIR POLLUTION (#2) - A report on the air pollution programme up to January 31, 1964, was before the Committee for its information and consideration.

RECOMMENDATION: That no action be taken on this report for one week.

226. FILE OZ-4-64 - B. A. OIL COMPANY LIMITED - This is an application requesting a change of the Official Plan and Zoning By-law from Residential "R4" to "HC" on the Official Plan and "AC" on the Zoning By-law, on property located on the south-west corner of Derry Road and Highway #10. There is a service station and restaurant on the property at the present time. The Planning Board considered the request at its meeting on March 24, 1964, when it was decided to recommend that the Official Plan be amended by the placement of a symbolic highway commercial designation covering all four corners of Highway #10 and Derry Road intersection; and further, that the area subject of the application be rezoned from "R4" to "AC". A copy of the Board's report

was before the Committee.

RECOMMENDATION: That the Planning Board's recommendation on application OZ-4-64, B. A. Oil Company Limited, be adopted.

227. FILE OZ-7-63 - GRICE ET AL - This is an application requesting a change of the Zoning By-law from Residential "R4" to Residential "RM7D5". The property is located on the north side of Agnes Street, west of Nover Street. The Planning Board considered this request at its meeting on June 11, 1963, when it was decided that the application should be deferred until further notice from the applicant. On March 13, 1964, theapplicant's solicitor advised that his client had optioned Lot 60 and requested that the application include Lot 60 and that the Board's final consideration be given. On March 24, 1964, the Board recommended that the revised application be approved; and further, that Council hold any public meetings which may be deemed necessary in this regard.

RECOMMENDATION: That the owners of property within a radius of 300' of the land under consideration in application OZ-7-63, Grice et al, be notified that the by-law to change the lands from "R4" to "RM7D5" will be considered at Council's meeting on April 13, 1964, at 7:30 p.m.

228. FILE OZ-8-64 - G. V. KLEINFELDT & ASSOCIATES (PARONAL CONSTRUCTION LIMITED)

This is an application requesting a change of the Zoning By-law from "R3" and Industrial to "RM1" and "R3" as indicated on a plan contained in the above file. The property under consideration is located approximately 700' north of Dundas Highway and 550' west of the Hydro Electric Power Commission right-of-way, having an area of approximately 10 acres.

The Planning Board considered the request at its meeting on March 24, 1964, when it decided to recommend that the application be approved. A copy of the Board's report dated March 24, 1964, was before the Committee for its information.

RECOMMENDATION: That after draft approval is received on the lands under consideration in File OZ-8-64, that the owners of property within a radius of 300' of the proposed changes, be notified of the evening meeting of Council at which the by-law will be considered.

229. FILE OZ-11-64 - APPLEWOOD DIXIE LIMITED - This is an application requesting a change of zoning from "R3" and "R4" to "RM1", "RM3D2", "RM7D2", "RM7D3" and "RM7D4". The property has an area of 74 acres and is located on the west side of Dixie Road, south of Burnhamthorpe Road. The Planning Board considered this request at its meeting on March 24, 1964, when it decided to recommend that the application be approved. A copy of the Board's report dated March 24, 1964, was before the Committee for its consideration.

RECOMMENDATION: That after the proposed plan of subdivision on the lands under consideration in File OZ-11-64, Applewood Dixie Limited, has received draft approval, the owners of property within a radius of 300' of the proposed changes be notified of the evening meeting of Council at which the by-laws for the changes will be considered.

230. FILE T-16170 - PARONAL CONSTRUCTION LIMITED - This is a proposed plan of subdivision on the lands previously considered under File OZ-8-64. It has 40 proposed lots. The Planning Board, at its meeting on March 24, 1964, recommended that the proposed plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-15170, Paronal Construction Limited, be released for processing.

231. FILE T-16137 - APPLEWOOD DIXIE LIMITED - This is a proposed plan of subdivision on lands previously considered under File OZ-11-64. It has 123 lots, 6 blocks of multiple family dwellings, 1 block for a park and 1 block for school site expansion adjacent to the school block on T-14915. The Planning Board considered this application at its meeting on March 24, 1964, when it decided to recommend that the proposed plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision, T-16137, Applewood Dixie Limited, be released for processing.

232. FILE T-13121 - MRS. R. RUSCHICK - This is a proposed plan of subdivision west of Indian Grove, south of the H.E.P.C. line at the east end of Caldwell Avenue. There are 11 proposed lots and 1 block reserved for future development and 1 block for school expansion adjacent to the existing Tecumseh Park School. The property is zoned "R2". The Planning Board considered the request at its meeting on March 24, 1964, and decided that the plan should be released for processing.

RECOMMENDATION: That the Planning Board Staff be requested to contact the owners of the subdivision regarding ~~the~~ items:

1. Have they agreed with the School Board regarding the acquisition of school lands.

2. That they obtain a report from the Peel County Health Unit regarding the suitability of the soil for septic tanks; and further, that this information be brought back to the General Committee.

233. FILE T-16151 - H. KUYVENHOVEN - This is a proposed plan of subdivision located west of Cawthra Road, north of the Miszczuk subdivision. It has 35 proposed lots zoned "R4". The Planning Board considered the request at its meeting on March 24, 1964, when it decided that the plan should be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-16151, H. Kuyvenhoven, be released for processing.

234. FILE T-14092 - MRS. H. PINKNEY (#16) - The General Committee was reminded that Mrs. Pinkney had referred her proposed plan of subdivision to the Ontario Municipal Board for consideration. A letter was received from Mr. E. H. Jupp, solicitor for the applicant, enclosing a consent already executed by his office and asking the Municipality to execute two copies under the seal of the Corporation and return them for filing with the Ontario Municipal Board. The consent reads as follows:

"We hereby consent this application before the Ontario Municipal Board being adjourned sine die to be brought on upon twenty days notice to the opposite party."

RECOMMENDATION: That the Municipality execute the consent as requested by Mr. E. A. Jupp, solicitor for Mrs. Pinkney, on proposed plan of subdivision T-14092.

235. FILE T-16069 - SANLOR CONSTRUCTION LIMITED (#136) - This proposed plan of subdivision is located on the east side of Clarkson Road, south of Summingdale Bend. This subdivision was previously under the name of Hacker & Rotman. There are 59 proposed lots presently zoned "R2" and "R3". The Planning Board considered this request at its meeting on February 18, 1964, when it decided to recommend that the plan be released for processing after Council has made its decision regarding the zoning adjustments. When consideration was given by the General Committee, it was recommended that this proposed plan of subdivision be deferred until further information is received from the Peel County Health Unit regarding the operation of septic tanks on "R3" lots instead of "R2". A copy of a letter received from the Peel County Health Unit was before the Committee. The letter stated, "We see no objection to rezoning of the subdivision as indicated on the submitted plan". Also attached to the agenda is a copy of the Planning Board's report dated February 18, 1964.

RECOMMENDATION: That proposed plan of subdivision File T-16069, Sanlor Construction Limited, be released for processing; and further, that the owners of property within a radius of 300' of the lots which are proposed to be changed from "R2" to "R3" be notified that this request will be considered at Council's meeting on April 13, 1964, and if the change is approved in principle, the by-law for the change will not be considered until after the plan has received draft approval.

236. <u>FILE 4-64 - BOARD OF EDUCATION (SCHOOLS NORTH END OF TOWNSHIP)</u> - The Committee considered a letter dated March 16, 1964, from the Business Administrator for the Board of Education regarding schools in the north end of the Township. A further report from the Commissioner of Recreation and Parks dated March 31, 1964, was before the Committee. The Board of Education's letter pointed out that plans are being made to close, at the end of June, the following schools: Derry West, Churchville, Creditvale and Victory School in Malton, and with the exception of Derry West, there is little market value attached to these schools at the present time. Consequently, the Board feels that it may be in the interest of the communities concerned, that these buildings be retained for community purposes. Mr. Hare pointed out that, "It is our immediate desire that the Victory School, Malton be utilized by this Department. We can justify its use completely for adult education and other classes in the area, particularly since it adjoins and abuts property presently owned by the Township and presently overcrowded. Insofar as the other schools mentioned in Mr. Brown's letter to you are concerned, we cannot give an immediate reply as requested. Our Staff is presently studying the situation with respect to the future development of these areas and we should be in a position to reply to you in this matter within the next few weeks."

<u>RECOMMENDATION</u>: That further study of this item be referred to the consideration of the Budget.

237. FILE 108-64 - COUNTY OF PEEL (POLICE FORCE) - The Committee considered a letter dated March 24, 1964, from the County Clerk-Treasurer regarding consideration by County Council on the possibility of establishing a County Police Force or the possibility of encouraging the amalgamation of some police forces in the County. Also attached to the agenda was a copy of information supplied to the County by the Chairman of the Ontario Police Commission.

RECOMMENDATION: That the information referred to in this item be received and filed; and further, that the Township of Toronto attend the meeting on April 16, 1964, at 7:00 p.m. in the County Council Chambers.

238. FILE 7-64 - CLERKS GENERAL (TOWN OF BRAMPTON) - The Committee considered a letter dated March 23, 1964, from the Clerk-Treasurer of the Town of Brampton pointing out the proposal that the Town has placed before the Credit Valley Conservation Authority with regard to the acquisition of certain lands. The municipality is requesting the Council of the Township of Toronto to be the other benefiting municipality at no cost to the Township of Toronto and that this Township request the Credit Valley Conservation Authority to undertake the aforementioned engineering and legal survey and the subsequent scheme of acquisition, with the cost to be borne by the Town of Brampton and the Province.

RECOMMENDATION: That the request by the Town of Brampton as contained in its letter dated March23, 1964, be adopted.

239. FILE T-12522 - E. MUURSEPP (#148) - This proposed plan of subdivision is located on the north side of Indian Road, immediately west of the lots on Lornewood Road. The Council considered this item at its meeting on March 9, 1964, when it decided that further consideration be deferred until the Township Engineer has more information on cost of normal size storm sewers required through the Muursepp and Bialystock subdivisions and the cost of the oversize required through these subdivisions. The Township Engineer attended and presented his report outlining the new proposal for the drainage improvements. Before the consideration of this item was finalized, the Township Engineer had to return to his office and it was necessary to defer further consideration until the next meeting.

RECOMMENDATION: That further consideration of the drainage problem on File T-12522, E. Muursepp be deferred until the Committee's next meeting.

240. FILE T-15827 - RATTRAY PARK ESTATES (#142) - The Committee considered a letter from Wm. W. H. Gunn, Trustee of the Nature Conservancy of Canada, and an attachment to his letter being a report from J. Bruce Falls, both regarding the future use of the Rattray Estate. A copy of the letter and report referred to are contained in the above file.

RECOMMENDATION: That further action on these items be deferred pending the next progress report from the Credit Valley Conservation Authority.

241. FILE 116-63 - CRESTVIEW CEMETERY (#85) - The Committee was advised that as a result of previous consideration of the Crestview Cemetery application, it had been decided to defer further consideration until the Planning Board Staff had an opportunity to study the subject of cemetery locations in the Township in general and then the Crestview application within the general study. Mr. Williams attended the Committee's meeting and presented two reports: One dated March 24, 1964, entitled, "A Report on Cemetery Locations in the Township of Toronto". The Planning Board considered this report at its meeting on March 24, 1964, when it decided to recommend that the report be adopted and be forwarded to Council; and further, that a report on the proposed Crestview Cemetery location be prepared by the Planning Staff and referred directly to Council for simultaneous consideration. The second report dated April 1, 1964, deals directly with the Crestview Cemetery. The General Committee considered both reports, copies of which are contained in the above file.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the report dated March 24, 1964, entitled, "Report on Cemetery Locations in the Township of Toronto" and the Planning Board's recommendation on the report, be adopted.

2. That further consideration of the application by Crestview Cemetery be deferred and that the representatives of Crestview Cemetery and Parklawn Cemetery (another application in the Township), be invited to attend the next General Committee meeting.

242. FILE 18-64 - RECREATION GENERAL - The Committee considered a comment from the Recreation Commission to the effect that no member of the Recreation Commission is on the Cooksville Community Centre Planning Committee and, in the opinion of the Recreation Commission, it should be represented.

RECOMMENDATION: That the Recreation Commission be invited to appoint one of its members to the Cooksville Community Centre Planning Committee.

243. FILE 26-64 - ZONING GENERAL (TEXACO TANK FARM) - Councillor Harrison pointed out that there was some concern in the Woodeden South area regarding the development of the Texaco Tank Farm as to whether or not the zoning regulations were being followed in terms of the area of development. He suggested that the Development Department should take a look at this area.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Director of Development be requested to submit a report accompanied by a map on the existing zoning and the development of the Texaco Tank Farm.

2. That the Planning Staff be requested to carry out a study for the future development of the area located between Kane Road, Indian Road, Woodeden Drive South and the railroad tracks.

244. FILE 109-63 - EMMERSON PROPERTY (#216) - Consideration was given at the General Committee's meeting on March 25, 1964, to the question of the Emmerson property at Meadowvale and it was decided at that meeting that further consideration of this item be deferred until Councillor McMillan has had an opportunity to discuss this matter with the Credit

Valley Conservation Authority and report back to the General Committee. Mr. McMillan advised the Committee that he was prepared to report the results of the consideration by the Conservation Authority on this item. He advised that the Authority is prepared to operate the Emmerson property and enter into a lease agreement with the Township so that it would be taken over by the Township at some future date.

RECOMMENDATION: That the Credit Valley Conservation Authority prepare a lease agreement and present it to the Township for consideration and approval.

245. FILE 17-60 - ERINDALE SANITARY LANDFILL - Councillor McKechnie advised the Committee that he had encountered several situations in the Malton area where people wished to dispose of garbage but because of the distance between Malton and Erindale, felt that it was inconvenient to use the Erindale Sanitary Landfill project. Councillor McKechnie understood that Brampton was interested in investigating the possibility of the Township of Toronto and Brampton operating a joint scheme in an area that might be more convenient to the people in the Malton area. He was advised that this was not likely to happen for some time because the people in the Erindale area had been promised until that project was completed, the Township would direct its total effort in this regard to that project. It was also suggested that the people in Malton might be able to make some arrangement with Etobicoke for the disposal of small amounts of garbage.

RECOMMENDATION: That the Engineer for the Township of Toronto approach

the Engineer for the Township of Etobicoke regarding the possibility of some arrangement whereby residents in the Malton area could dispose of small amounts of waste in the Etobicoke Sanitary Landfill project and report back to the General Committee.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED: april 6/64

acting Reeve Chairman

T 143

RESOLUTION

April 6 SESSION 19 64 No.

MOVED BY Conway

SECONDED BY

General Committee Report April 3, 1964

That item NO 246 files 24-64 and 5-64 be amended by adding the following: The welfare department ~~and~~ ~~the~~ for the Township and the Department of Welfare Province of Ontario.

Carried
Peter Spinale

246. FILE 24-64 - Welfare Department General
FILE 5-64 - Building General

247. FILE 10-64 - Licensing General (Taxi Cab License)

248. FILE 0-50-59 - Card Sisters
FILE 0-50-59 - Walter Dean

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 3, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Searle, McMillan, Vignale, McKechnie and Pickell.

STAFF PRESENT: Mr. E. Majury, Director of Family Services, Peel County; Dr. H. Powell, Medical Officer of Health; Mr. E. Tivanek, Department of Welfare, Province of Ontario; Mr. D. Rowbotham, Mrs. I. Haslett, Mr. J. Braithwaite, Mr. G. Sproul, Mr. D. Reddington, Mr. M. D. Henderson and Mr. H. Stewart.

REPORT NUMBER 14

ITEMS CONSIDERED: FILE 24-64 - WELFARE GENERAL
FILE 5-64 - BUILDING GENERAL

246. The main purpose for calling this meeting was to discuss problems encountered by this Municipality with reference to welfare, the living conditions of some families and the safety of buildings. The discussion centred around the question, "How should the Township of Toronto Approach the Problems that Exist in this Area and Similar Problems which can be Expected in the Future".

RECOMMENDATION: That a committee be established for the purpose of considering some of the more serious problems of welfare, the safety of buildings and living conditions of families in the Township of Toronto, the composition of the committee to be one member of the Council for the Township of Toronto and representatives of the following departments and agencies: Family Welfare Services, Peel County Health Unit, Police Department, Fire Department and Building Department.

247. FILE 10-64 - LICENSING GENERAL (TAXI CAB LICENSE) - The Committee considered a problem that had been encountered with regard to the operation of a taxi company in the Municipality which, for the purposes of this item, shall be known as License #B-64.

RECOMMENDATION: That the license #B-64 to operate a taxi company in the Township of Toronto be suspended until further notice.

248. FILES O-50-59 - CARD SISTERS
FILE O-50-59 - WALTER DEAN (#109) - The Committee was advised that by-laws had been prepared to amend the zoning on portions of the Card Sisters property and the Walter Dean property. The properties are located on the north side of Dundas Street, adjacent to the south-west side of the Etobicoke Creek at Summerville.

RECOMMENDATION: That the owners of property within a radius of 300' of the properties under consideration in these by-laws, be notified that the by-laws will be considered at Council's meeting on April 13, 1964, at 7:30 p.m.

The meeting adjourned at 12:45 p.m.

REPORT ADOPTED: april 6, 1964

Acting Reeve

Chairman

T 143

RESOLUTION

April 13 SESSION 19 64 No.

MOVED BY Frank J. M. Kechnie

SECONDED BY [illegible] Bickell

Amendment, Clause 236 General Committee Report of April 8/64.

Substitute word $1,000 for word $500 in last line of recommendations, and add the words "and sewers," after supply of water.

Lost

supply of water.

Lost

T 143

RESOLUTION

O

April 13 SESSION 1964 No.

MOVED BY

SECONDED BY

Amindment, Clause 259 General Committee report of April 8/64. That the public Utilities Commission be requested to consider a reduction in the Northern water rates to 50¢ per thousand Gals for Domestic industrial and Commercial users and if an admendment to the A.V.Lee agreement to permit this change is possible and further that in consideration of the reduction in rates it be understood that the area rate of 1.1 mills is to be maintained.

FUJI MICRO SAFE

GENERAL COMMITTEE AGENDA, APRIL 8, 1964.

249. FILE 40-64 - Weed Control Programme

250. FILE T-11991 - Dalewood Investments Limited

251. FILE 116-63 - Crestview Cemetery
FILE 263-60 - Parklawn Cemetery

252. FILE 8-64 - Complaints (J. & C. Blueprint Co.)

253. FILE 83-64 - Lakeview Swimming Pool

254. FILE 9-64 - Library Board General (Budget)

255. FILE T-12522 - Muursepp

256. FILE T-14472 - Juda and Bialystok

257. FILE 23-64 - Sanitary Sewers, Fairview Heights Area

258. FILE 77-61 - Cedar Grove Mobile Homes Limited

259. FILE 16-63 - P. U. C. General 1963 (Water Rates)

REPORT

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 8, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, Vignale, McMillan, McKechnie, Searle, Harrison, Pickell.

STAFF PRESENT: M. D. Henderson, and H. Stewart.

REPORT NUMBER 15

ITEMS CONSIDERED:

249. FILE 40-64 - WEED CONTROL PROGRAMME -(#202)

At the General Committee's meeting on March 25, 1964, consideration was given to the weed control programme for 1964. The following resolution was before the Committee:

"WHEREAS Regulation 565, R.R.O as amended by Ontario Regulation 173/62 does not designate the weeds, Barnyard grass, Witch grass, Crab grass, Wild oats and Burdock as noxious weeds;
AND WHEREAS Barnyard grass, Witch grass, Crab grass, Wild oats and Burdock are noxious to the Township of Toronto;
BE IT RESOLVED that the Minister of Agriculture be requested to designate in Schedule 1 of the regulations, Barnyard grass Witch grass, Crab grass, Wild oats and Burdock as noxious weeds in respect of The Township of Toronto in the County of Peel."

It was decided at that meeting that no further consideration would be given to this item until the County Weed Inspector can be present. Mr. O'Dwyer, Mr. Lummiss, and Mr. Holmes attended the Committee's meeting for this discussion. It was pointed out that when the weed control programme was first considered for 1964, it was suggested that the Staff investigate the possibility of vegitation control. Information had been obtained from the Department of Agriculture that the County of Wentworth had proposed vegitation control and had been refused. The Staff advised the Committee that if the resolution was passed by Council and approved by the Department of Agriculture, that it could foresee many problems as a result of it. Committee felt that Burdocks should at least be placed on the noxious list and asked Mr. O'Dwyer for his comments. He pointed

...t that he had carried out investigations on Burdock and found reason ...o believe that Burdock should be destroyed because it harbours larva which might turn out to be destructive to other plants and trees.

RECOMMENDATION: Whereas Regulation 565, R.R.O. 1960 as amended by Ontario Regulations 173/62 does not designate the weed Burdock and whereas Burdock is noxious to the Township of Toronto, be it resolved that the Minister of Agriculture be requested to designate in Schedule 1 of the Regulations, Burdock as a noxious weed in respect of the Township of Toronto in the County of Peel.

250. FILE T-11991 - DALEWOOD INVESTMENTS LIMITED - (#176)

Committee was advised that this proposed plan of subdivision is located north of Derry Road East and east of the Seventh Line East. Mr. Black attended the Committee's meeting with his Engineer, Mr. Couse, regarding three problems: 1) The negotiations with the School Board for the acquisition of school sites. 2) The acquisition of the required easement through lands located in Etobicoke Township. 3) The negotiations for the acquisition by the Township of the 27 feet along the east side of the Seventh Line over and above the 27 feet along this road which will be dedicated by Mr. Black. Mr. Black was advised that items 2 and 3 need no recommendation from the General Committee because the Township of Toronto would assist him in obtaining the easement and it had previously been decided that the Township would purchase the additional 27 feet and it was suggested that he submit an offer to sell to the Township. With regard to the acquisition of the school sites, Mr. H. J. A. Brown of the Board of Education attended for this discussion. Mr. Black pointed out that he had told School Area #1 Board that he would sell the school site for $10,000.00 an acre, and while he did not have ...y correspondence to state that the school board was agreeable to the

price, he did have correspondence dated April 1, 1963, in which the School Board told him that it would accept the site. He further pointed outthat he was certain that the school board for Area #1 at that time was aware of the price, even though he could find no copies of correspondence to the Board, but he did have a letter to the Separate School Board mentioning the same price and he was certain that there would be no difference in selling price to the two boards.

RECOMMENDATION: That Reeve Speck or a member of Council appointed by him, attend the school board meeting on Monday night when the discussion on the Dalewood Investments plan takes place.

251. FILE 116-63 - CRESTVIEW CEMETERY
FILE 263-60 - PARKLAWN CEMETERY - (#241)

On April 1, 1964, the Committee considered a report from the Planning Board on cemetery locations, and it was decided to adopt that report, however, before consideration is given to the Crestview Cemetery report, that representatives of that cemetery and the application by Parklawn Cemetery be invited to attend the Committee's meeting. A copy of a report from the Planning Board as a result of its consideration of the Crestview Cemetery Application dated April 1, 1964, was before the Committee for its consideration. The following persons attended at 11:00 a.m., representing the Crestview Cemetery:Application: Mr. Greenwood, Mr. Creber, Mr. King, and Mr. Greaver. Mr. Greenwood commented that the Planning Board's report suggests that the site proposed by Crestview is acceptable, and that the draft agreement between the Township and Crestview is also saitisfactory. He further pointed out that his company would be prepared to agree that the whole 95 acres would be used for cemetery, but they only wanted to develop portion in the beginning. He also agreed that the company would start on the west side between the Killaby and McCrackin properties.

He was asked if the company would agree to the property eventually being zoned "03", and replied that it would. The question of whether or not the company would pay the $500.00 per gross acres charge for water was raised, and the Crestview people were not prepared to agree to this item without further consideration. At 11:15, Mr. Heatherington and Mr. Ardron attended representing the Parklawn Application. Mr. Heatherington pointed outh that the application had been in the Township since 1960, and at that time the Council asked for an agreement which would require Parklawn to pay costs which were not acceptable to the company at that time. He further pointed out that it is the intention of the company to proceed with the application, but that it is not needed probably for 18 months to 2 years.

RECOMMENDATION: That further consideration of the applications by Crestview Cemetery and Parklawn Cemetery be deferred for three weeks, and that both applicants be advised that the Township will give further consideration to their requests when signed agreements are submitted to the Township, which agreements will provide at least for the payment of all local improvements, the dedication of road widenings, and the payment of the $500.00 per acre levy for the supply of water. A recorded vote was requested on this recommendation, the results of which were as follows:

Those in favour:	Those opposed:
Deputy-Reeve Murray	Reeve Speck
Councillors Jenkins	Councillors Vignale
McKechnie	Pickell
Searle	McMillan
Harrison	

CARRIED

252. FILE 8-64 - COMPLAINTS (J. & C. BLUEPRINT CO.)

Councillor Pickell requested that Mr. Rose be given an opportunity to attend the General Committee's meeting to discuss his complaint regarding the municipal staff's practice when obtaining reprints of plans. Mr. Rose attended the Committee's meeting, and explained that he has blanket orders from all departments in the Township and that he gets all of the business from all departments except from Engineering, for whom he only does 50% of the work. He explained that his price is competative and that he should be given all of the Township business. A full report on why J. & C. receives approximately 50% of the business from the Engineering Department was read by the Township Engineer. According to the report, J. & C. Blueprint Co. received considerably more than 50% during 1963.

RECOMMENDATION: That no action be taken on the complaint by J. & C. Blueprint Company.

253. FILE 83-64 - LAKEVIEW SWIMMING POOL

Mr. Doug Pierson and Mr. Roy Latto attended the Committee's meeting regarding a proposal to construct a swimming pool in the Lakeview area. Committee requested that the Lakeview Swimming Pool Association Committee be given the next priority of the Township's alocation for swimming pools in the years 1966 and 67.

RECOMMENDATION: That this Council note the request from the Lakeview Swimming Pool Association Committee and recommend to the 1966 Council that the priority on the Township of Toronto's alocation of $30,000.00 per year for the years 1966 and 1967, be given to the construction of a swimming pool in the Lakeview area as proposed by the Lakeview Swimming Pool Association Committee.

NOTE: It is understood that the Lakeview Swimming Pool Association Committee will provide the funds necessary over and above the money received from the Township of Toronto and the Province of Ontario.

254. FILE 9-64 - LIBRARY BOARD GENERAL (BUDGET)

Mrs. Fix, Chairman of the Library Board, Mrs. Conrad, Chief Librarian, Mrs. Barnicke and Mr. Johnson, members of the Board, attended the Committee's meeting for the purpose of presenting the Library Board's proposed budget for 1964. Mrs. Fix outlined the operation of the Library and the Board's requirements for the coming year.

RECOMMENDATION: That the Library Board's proposed budget for 1964 as presented by Mrs. Fix, be referred to the meeting scheduled for budget consideration, at which time, Mrs. Fix and other members of the Board will be invited to attend, if necessary.

255. FILE T-12522 - MUURSEPP (#148)

This proposed plan of subdivison is located on the north side of Indian Road, immediately west of the lots on Lornewood Road. Consideration was given to a report from the Township Engineer at the Committee's meeting on April 1, 1964, when it was decided that further consideration of the drainage problem would be deferred until the Committee's next meeting. Before the Committee, for its consideration, were the following:

1. A report from the Township Engineer dated February 6, 1964;
2. A report from the Township Engineer dated March 20, 1964, and an attached schedule of costs.

Mr. Anderson attended the Committee's meeting for consideration on this item.

RECOMMENDATION: That the Township Engineer's report dated March 20, 1964, and the attached schedule of costs which sets E. Muursepp's share of the storm drainage improvement through his property at $17,200.00 be adopted, and further, if Mr. Muursepp does not agree to this scheme, for the improvement required on his lands, that proposed plan of subdivision T-12522 be declared premature.

256. FILE T-14472 - JUDA AND BIALYSTOK

This proposed plan of subdivision is located north of Indian Road on the same water course as the Muursepp Subdivision. During the consideration of the Muursepp subdivision, the improvements through the Bialystok Plan were considered.

RECOMMENDATION: That the Township Engineer's report dated March 20, 1964, and the attached schedule of costs which sets Mr. Bialystok's share of the storm drainage improvement through his property at $26,700.00, be adopted, and further, if Mr. Bialystok does not agree to this scheme, for the improvement required on his lands, that proposed plan of subdivision T-14472 be declared premature.

257. FILE 23-64 - SANITARY SEWERS, FAIRVIEW HEIGHTS AREA PROJECT

The Committee considered a report dated April 3, 1964, from the Township Engineer regarding the installation of sanitary sewers on the west side of Highway #10 from the C.P.R. overpass to a point north of Elm Street (Fairview Heights area).

RECOMMENDATION: That the Township Engineer's report dated April 3, 1964, regarding the installation of sanitary sewers on the west side of Highway #10 from the C.P.R. overpass in the Fairview Heights Area be adopted, and further that the Township Engineer proceed with the preparation of the local improvement reports for this project.

258. FILE 77-61 - CEDAR GROVE MOBILE HOMES LIMITED

In a letter dated March 31, 1964, the Property Agent advised that he has obtained a grant of easement for acceptance by Council from H. E. P. C. of Ontario, and that the terms and conditions of the easement have been approved by the Engineering Department, and that the Cedar Grove Mobile Home Company will be paying the costs of acquiring the easement.

RECOMMENDATION: That the easement agreements between H. E. P. C. of Ontario and the Township for the easement at the end of Barkel Road be executed by Council.

259. FILE 16-63 - P. U. C. GENERAL 1963 (WATER RATES) (#215)

Councillor McKechnie requested that further consideration be given to the question of water rates as a result of the meeting between Council and the P. U. C. on March 31, 1964.

RECOMMENDATION: That the Public Utilities be requested to change the water rates in the Malton Area from $.55 to $.50 for all users, providing the agreement between the Township of Toronto and Hawker-Sidley can be adjusted to meet the change and providing the water area rate remains unchanged. An amendment to Councillor Pickell's recommendation was moved by Councillor McKechnie that the water rates in the Township of Toronto be unified. A recorded vote was requested on the amendment and the recommendation, the results of which were as follows:

AMENDMENT:

Those in favour:		Those opposed:	
Councillors	Pickell	Councillors	Vignale
	Jenkins		McMillan
	McKechnie		Searle
			Harrison
			Reeve Speck
			Deputy-Reeve Murray

The amendment to the recommendation was defeated.

RECOMMENDATION:

Those in favour:		Those opposed;	
Councillors	Vignale		Councillor Harrison
	Pickell		
	Jenkins		
	McMillan		
	McKechnie		
	Searle		
	Reeve Speck		
	Deputy-Reeve Murray		

Recommendation Carried.

The meeting adjourned at 5:45 p.m.

REPORT ADOPTED:

Reeve

Chairman

Cooksville, Ontario,
April 13, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on April 13th, 1964, commencing at 7:30 p.m. The following members of Council were in attendance: Reeve R. W. Speck; Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer and K. MacDiarmid, Solicitor.

Minutes of meeting held on April 6th, 1964, were adopted as read.

DEPUTATIONS

RE: FILE OZ-50-59 - WALTER DEAN
FILE OZ- 7-64 - MARY & JULIA CARD

Since the same zoning situation exists on these two properties, they were dealt with jointly. The Planning Director outlined the location of these properties on a map and reviewed the history of the zoning on the subject lands.

MR. G. J. SMITH, representing Mrs. Dean, pointed out that the greenbelt zoning had been inadvertently placed on this property and this proposed rezoning was to rectify this matter. He stated that the proposed AC1 zoning is the suggestion of the Metropolitan Toronto Planning Board and has been concurred with by the Township Planning Board. He further pointed out that development of the property had been delayed due to the inadvertent greenbelt zoning ofhis client's property.

MR. CLARKE, representing the Misses Card, pointed out that his clients desire to extend their motel facilities on this property and have been prevented from doing so due to the improper zoning of the land. He further advised that the rear of this property is 5 to 6 feet above high water mark and no fill would be required.

MR. MELNICK, owner of land between the two subject properties, stated that he did not wish to have his land rezoned but did not object to the adjoining properties being changed to AC1.

COUNCILLOR PICKELL implied that this zoning may be taking place due to the Deputy-Reeve's friendship with one of the owners. He stated that he had visited the property and found flood lands being filled in contrary to Provincial Conservation regulations. He further implied that it was through pressure on the part of the Deputy-Reeve that flood lands were filled in previously and some of the lands changed from greenbelt to commercial, and that Mr. Murray is now asking to rectify a wrong which was created by a former planning director, and make flood lands into valuable commercial land for the owners. He stated he is opposed to this proposed rezoning and would like to have it all changed back to greenbelt.

THE REEVE explained that in 1952 the greenbelt was established by the Township of Toronto, Department of Municipal Affairs and the Ontario Municipal Board. However, inadvertently, in 1959, there was a change made in the greenbelt zoning and the owners of the land were not notified of this change and had no opportunity to voice their opinion or make any objection to the Township, the Planning Board, the Municipal Board or the Minister. The Municipality felt this was unfair and has been endeavouring to have the matter rectified, which has finally resulted in the proposed by-laws to change portions of the property to AC1 to allow development of those portions of these lands which have been frozen due to the greenbelt zoning. He went on to say that any filling that might be done would have to be done under the supervision of the Metropolitan Toronto and Region Conservation Authority and the Township Building and Engineering Departments.

DEPUTY-REEVE MURRAY stated that some of the statements made by Councillor Pickell were untrue. He pointed out that he had been a lifelong friend of Mr. Dean but did not intend to disqualify himself on this matter. He also stated that, to the best of his knowledge, this land was never previously zoned greenbelt - that the greenbelt line was merely an arbitrary one which the owners had agreed could be settles at a later date. He went on to say that the Dixie Study recommended that the rear portion of the properties north of the Dundas should be zoned industrial.

In reply to Councillor McKechnie's query if fill has been taking place recently, Mr. Smith pointed out that Metropolitan Toronto is constructing a sewer on an easement in this area.

This matter was dealt with later when the by-laws were placed before Council.

RE: FILE OZ-7-63 - GRICE ET AL - Mr. Williams outlined this application and pointed out the location on a map. The property is situated on the north side of Agnes Street and the requested zoning would permit the erection of an apartment building containing approximately 100 suites. There were no objections to this proposed rezoning.

RE: STORM AND SANITARY SEWERS ON CORAM CRESCENT - Mr. Bittner was advised that this matter will be before Council at its next meeting on Monday afternoon, April 20, 1964.

COMMUNICATIONS

John Hickey, Oneida Crescent - letter concerning storm drainage on Oneida Crescent. This letter was referred to the Township Engineer for his comments to General Committee.

Owenwood Home & School Association - Letter re traffic conditions at the intersection of No. 2 Highway and Owenwood Drive, Lorne Park. Letter to be received and held in abeyance until it is known what action is taken by the Department of Highways.

The South Peel Real Estate Board - Invitation to members of council to attend The South Peel Real Estate Board Annual Civic Night at Mississaugua Golf and Country Club on April 22, at 6:30 p.m.

Jackson, Watson, Gillespie, Lane & Greenwood - Letter with reference to easement from Brown and Cramp to the Ontario Water Resources Commission. This was referred to General Committee for consideration.

Hawker Siddeley Canada Limited - Copy of letter addressed to Public Utilities Commission with respect to water rates and water agreement. This letter to be received.

PETITION

RE: SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS ON INGLEWOOD DRIVE - This petition has been checked by the Clerk and found to be sufficiently signed. To be referred to General Committee for consideration.

The meeting recessed at 9:00 p.m. and reconvened at 9:15 p.m. with Acting-Reeve Murray in the Chair.

COMMITTEE REPORTS

On motion by Councillor Harrison, Council moved into committee for presentation of Committee reports; Councillor Searle in the Chair.

RE: GENERAL COMMITTEE REPORT DATED APRIL 8, 1964

RE: ITEM #251 - FILE 116-63 - CRESTVIEW CEMETERY
FILE 263-60 - PARKLAWN CEMETERY

Councillor Mc Kechnie proposed the following amendment to this recommendation:

"Substitute the words $1000. for words $500. in last line of recommendation and add the words "and sewers" after supply of water."

This amendment was voted on and **LOST**.

The recommendation as written, was then voted on and carried with the following recorded vote:

In favour of the recommendation	Opposed to the recommendation
Councillor Vignale	Councillor McMillan
" Harrison	" McKechnie
" Jenkins	" Pickell
" Searle	
Reeve Speck	
Deputy-Reeve Murray	

CARRIED - 6-3

RE: ITEM #259 - FILE 16-63 - P. U. C. GENERAL 1963 (WATER RATES) The recommendation on this item was amended to read as follows:

"THAT The Public Utilities Commission be requested to consider a reduction in the northern water rates to 50¢ per thousand gals. for domestic, industrial and commercial users if an amendment to the A. V. Roe agreement to permit this change is possible and further that in considering the reduction in rates it be understood that the area rate of 1.1 mills is to be maintained."

RECORDED VOTE showed all members of Council voting in favour of this amendment.

CARRIED 9-0

Copy of this report and amendment are attached to these minutes.

Reeve Speck returned to the Chair at this time.

UNFINISHED BUSINESS

RE: JOINT SERVICES FOR HOME OWNERS IN THE AREA OF STEELES AVE. & NO. 10

The Reeve advised Councillor McKechnie that it should be possible to arrange for discussions on this matter in the near future.

BY-LAWS

A By-law to authorize execution of Grant of Easement (Hydro Electric Power Commission, part Lot 3, Con. I, N.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4719.

A By-law to authorize the execution of an agreement between Doris Langholm Johnson and The Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4720.

By-law 4697 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $6,100.00 for watermain construction, Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law No. 4698 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $25,200.00 for watermain construction , Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to amend By-law Number 2813 (OZ-7-64 - Card) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4721.

RECORDED VOTE ON BY-LAW 4721

Those in favour	Opposed
Councillor Vignale	Councillor Pickell
" Harrison	
" Jenkins	
" McMillan	
" McKechnie	
" Searle	
Reeve Speck	
Deputy-Reeve Murray	

CARRIED 8-1

A By-law to amend By-law Number 2813 (OZ-50-59 - Dean) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4722.

RECORDED VOTE ON BY-LAW 4722

Those in favour	Those opposed
Councillor Vignale	
" Harrison	
" Jenkins	Councillor Pickell
" McMillan	
" McKechnie	
" Searle	
Reeve Speck	
Deputy-Reeve Murray	

CARRIED 8-1

MOTIONS

Moved by: R. A. Searle #72
Seconded by: R. K. McMillan

AND RESOLVED that General Committee Report dated April 8th, 1964, be adopted as amended in item No. 259.

CARRIED

Moved by: Charles D. Jenkins #73
Seconded by: R. K. Harrison

AND RESOLVED that Item 3 in the contract for the supply of granular material for 1964 (P.N. 7-64) be awarded to Gormley Sand and Gravel Limited at the rate of $1.38 per ton, this being the lowest tender received, subject to the approval of the Department of Highways.

CARRIED

FORTHCOMING MEETINGS

April 15 - 9:30 a.m. - Budget Discussions
April 16 - - County Council
April 16 - 4:00 p.m. - Street Appearance Committee
April 16 - 7:30 p.m. - Meeting re Police Matters in County Council Chambers
April 17 - 4:00 p.m. - Joint meeting of Council with Toronto Township Industrial Association at Mississaugua Golf Club - Members of press invited to attend
April 20 - 1:30 p.m. - Council Meeting
April 22 - 6:30 p.m. - South Peel Real Estate Board dinner - Mississaugua Golf Club - all members of council invited to attend.

The meeting adjourned at 10:00 p.m.

REEVE

CLERK

260. FILE T-11991 - Dalewood Investments Limited

261. FILE REGISTERED PLAN 600 - Selmit Estates

262. FILE 119-64 - Road Openings General
FILE REGISTERED PLAN 692 - Rogerswood Estates

263. FILE REGISTERED PLAN 667 - Credit Valley Investments (Sewer Easement)

264. FILE 12-60 - Air Pollution

265. FILE 12-60 - Air Pollution

266. FILE 71-61 - General Committee Procedure

267. FILE 105-63 - Royal Commission, Metropolitan Toronto

268. FILE 3-64 - Assessment General (Report Section 53)

269. FILE 59-64 - Credit Valley Conservation Authority (Assessments)

270. FILE 39-64 - Conventions (Community Planning Association of Canada)

271. FILE 7-64 - Clerks General (United Nations Declarations)

272. FILE 54-64 - Industrial Committee (Report from Industrial Commissioner)

273. FILE 7-64 - Clerks General (Lands owned by the Department of National Defence)

274. FILE 11-64 - Parks General (Policy re Operation of Community Projects)

275. FILE 17-60 - Erindale Sanitary Landfill

276. FILE 76-64 - Private Bill re Water Frontage Rates

277. FILE 47-64 General - Traffic Safety Council
FILE 261-61 - Walkway Trotwood Avenue to Wills Road

278. FILE 24-64 - Welfare Department General

279. FILE PROJECT 3-64 - Storm Sewers Coram Crescent

280. FILE T-15798 - G. Freeman

281. FILE OZ-5-64 - Caroga Enterprises

282. FILE AMENDMENT No. 167 to the Official Plan of the Township of Toronto Planning Area

283. FILE 39-64 - Conventions (Bureau of Municipal Research)

284. FILE 71-61 - General Committee Procedure

285. FILE 54-64 - Industrial Committee - Report

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 13, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors McMillan, Searle, Harrison, Vignale, Jenkins and Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 16

ITEMS CONSIDERED:

260. **FILE T-11991 - DALEWOOD INVESTMENTS LIMITED - ($250)** - The Committee was advised that to develop this proposed plan of subdivision, it is necessary that easements be obtained through properties located in the Township of Etobicoke. The Township agreed that the Property Agent would negotiate the acquisition of these easements with the total cost bein_ borne by Dalewood Investments. In a memo dated April 2, 1964, the Property Agent advised that due to the problems set out in the memo, he has not been successful in completing negotiations for the acquisition of the easements. Later in the report, he has stated that Mr. Black has requested that because of the delay, the Township exercise its power of expropriation.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Clerk for the Township of Toronto advise the Clerk for the Township of Etobicoke that an easement is required through certain lands in the Township of Etobicoke for the Dalewood Investment development in the Malton Area and since the land through which the easement

is required is in a state of indecision with regard to purchase and sale, that the Township of Toronto finds it necessary to proceed with the expropriation of the lands.

2. That if the Township of Etobicoke concurs with the action proposed by the Township of Toronto, the Clerk be authorized to proceed with the preparation of the necessary by-laws to expropriate the easements referred to in the Property Agent's letter dated April 2, 1964.

261. FILE REGISTERED PLAN 600 - SELMIT ESTATES - This plan of subdivision is located west of Clarkson Road, on the easterly portion of Hindhead Road. The subdivider has met the requirements under the subdivision agreement and the works required under this agreement have been completed to the satisfaction of the Township Engineering Department and the Public Utilities Commission.

RECOMMENDATION: That the Municipal services within Registered Plan 600, be accepted by the Municipality and the securities be released.

262. FILE 119-64 - ROAD OPENINGS GENERAL
FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES - In a letter dated March 4, 1964, Mr. G. C. Simzer of 1525 Jalna Avenue, complained that an excessive amount of traffic is passing his house en route from Clarkson Road to Lorne Park Road and the trucks carrying building materials to the new Rogerswood Subdivision should be re-routed. Mr. Simzer requested that Birchwood Drive be constructed through to White Oaks to relieve the situation. His letter was sent to the Director of Planning for comment before putting it before the General Committee. On March 1, 1964, the Director of Planning commented that he had discussed this complaint with the Engineering Department and no provision for the

construction of Birchwood Drive extension has been made in the Engineering Agreement with Rogerswood Estates. He went on to state that, "It would appear that the Municipality's policy in the past has not required a developer to construct road facilities on an existing road allowance outside the plan of subdivision". A copy of Mr. Simzer's letter and a copy of the Planning Director's comments were before the Committee.

RECOMMENDATION: That no action be taken on the complaint from Mr. G. O. Simzer until a report can be obtained from the Township Engineer.

263. FILE REGISTERED PLAN 667 - CREDIT VALLEY INVESTMENTS (SEWER EASEMENT) (#206)

On March 25, 1964, consideration was given to the expropriation of an easement from Arrowhead Road through to Comanche Road. According to the report from the Township's Property Agent, the owner of the property from which the easement is required, is claiming $2,500.00 compensation. The Property Agent advised the Committee that he recommends that the owner of Lot 17, Registered Plan 667 be offered $2,500.00 for the easement. Mr. Wilkinson attended the Committee's meeting on March 25, 1964, and advised that the subdivider had lost two offers on the lot because of the easement. It was decided at that meeting that the Property Agent should obtain further information from the persons who appraised the easement required by the Municipality to determine whether the sale of the rest of the subdivision had any bearing on the value of the easement. In a memo dated April 1, 1964, he pointed out that he had requested the opinion of the two fee appraisers on this expropriation regarding the

reasonableness of the claim of $2,500.00 as final settlement. Both appraisers replied stating, "That assuming the offers to be factual in their opinions, the claim for $2,500.00 would be upheld if the matter went to arbitration".

RECOMMENDATION: That the owner of Lot 17, Registered Plan 667 be offered $2,500.00 for the acquisition of the easement required by the Municipality.

264. FILE 12-60 - AIR POLLUTION CONTROL (#225) - At the Committee's meeting on April 1, 1964, a report on the air pollution programme up to January 31, 1964, was before the Committee. It was decided that no action be taken on this report until the members of the Committee had had an opportunity to read the report.

RECOMMENDATION: That this item be deferred again for a period of one week.

265. FILE 12-60 - AIR POLLUTION CONTROL (#225 & #264) - Copy of a report from the City of Hamilton regarding the Regional Control of Air Pollution was before the Committee for its consideration. This report sets out the results of the meeting held in the City of Hamilton on January 27, 1964. Mr. Reddington and Mr. Franks attended this meeting. A further meeting is scheduled for May 6, 1964.

RECOMMENDATION: That no final decision be made by the Township of Toronto with regard to the report on Regional Control of Air Pollution for a period of one week.

266. FILE 71-61 - GENERAL COMMITTEE PROCEDURE (#223) - At the Committee's meeting on April 1, 1964, consideration was given to the question of whether or not persons appearing before the General Committee should be permitted to stay in the meeting while the presentation is discussed by the Committee. It was recommended to Council that the present policy of asking the persons appearing before the Committee to retire from the Committee Room while the request is further considered, be continued. When this item came before Council, it was decided to refer it back to the General Committee for further consideration.

RECOMMENDATION: That the General Committee meetings be held in camera except for the presence of the press.

267. FILE 105-63 - ROYAL COMMISSION, METROPOLITAN TORONTO (#192) - In a letter dated March 31, 1964, from the Secretary and Research Director of the Royal Commission on Metropolitan Toronto, it was pointed out that the public hearings of the Commission will be open on Tuesday, April 21, 1964, at 10:00 a.m. and that the sittings will be held in Committee Room #1 of the Ontario Parliament Buildings. A copy of the letter and the attached schedule was before the Committee. The Township of Toronto hearing is on Tuesday afternoon, May 12, 1964.

RECOMMENDATION: That the Secretary and Research Director of the Royal Commission on Metropolitan Toronto be advised that the Township of Toronto is agreeable to Tuesday afternoon, May 12, 1964, as the date for the presentation of the brief from this Municipality and that the Reeve be authorized to attend for the purpose of presenting the brief.

268. FILE 3-64 - ASSESSMENT GENERAL (REPORT SECTION 53) (#95) - The Committee considered a report from the Assessment Commissioner dated April 1, 1964, the purpose of which is, "To bring members of Council up-to-date as to Section 53 so far in 1964, January 1 to 31, 1964, and as compared to 1963 figures".

RECOMMENDATION: That the information contained in the Assessment Commissioner's letter dated April 1, 1964, regarding Section 53 assessments, be received and filed.

269. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (ASSESSMENT) - On March 10, 1964, Mr. Wright, Secretary of the Authority, wrote to the Clerk suggesting that partial or complete relief from municipal assessments and tax levies on swamp lands, should be given to encourage their retention in their natural state. The Committee was advised that a copy of this letter was referred to the Assessment Commissioner for his comments. In a memo dated March 23, 1964, Mr. Madgett pointed out that he does not feel that relief should be granted on assessment but only by way of tax levies. A copy of Mr. Wright's letter dated March 10, 1964; a copy of Mr. Madgett's letter dated March 23, 1964, are contained in the above file.

RECOMMENDATION: That the comments set out in the Assessment Commissioner's letter dated April 23, 1964, be concurred with by this Municipality and the Secretary of the Credit Valley Conservation Authority be so advised.

270. FILE 39-64 - CONVENTIONS (COMMUNITY PLANNING ASSOCIATION OF CANADA)

The Committee considered a report from the Chairman of the Ontario Division of theCommunity Planning Association of Canada in which it is pointed out that a conference will be held in the Park Plaza Hotel on Thursday evening, May 28, 1964, and throughout the following day. The purpose of the conference is to discuss the question "Why an Official Plan". The Committee was advised that the conference hopes that elected and appointed officials of municipal councils will attend.

RECOMMENDATION: That Councillors Searle and Vignale, being the two members of Council on Planning Board, be authorized to attend the conference at the Park Plaza Hotel on Thursday evening, May 28, 1964, and throughout the following day, sponsored by the Community Planning Association of Canada; and further, that the General Committee consider suggested amendments to the Planning Act prior to the conference.

271. FILE 7-64 - CLERKS GENERAL (UNITED NATIONS DECLARATION) - The Committee was advised that the Executive Director for the Canadian Federation of Mayors and Municipalities has forwarded a copy of a letter from the Department of External Affairs dated January 30, 1964, and certain information from the United Nations General Assembly regarding the elimination of all forms of racial discrimination. This material is submitted to the Committee for its information and it was suggested that the Township of Toronto publicize the United Nations Declaration.

RECOMMENDATION: That a notice be placed in the weekly papers advising the public of the United Nations Declaration and that copies of it are available in the Office of the Clerk.

272. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM INDUSTRIAL COMMISSIONER) ($130)

A copy of a report from the Industrial Commissioner outlining the business transacted by his Department for the months of February and March, was before the Committee for its information.

RECOMMENDATION: That the Industrial Commissioner's report dated April 3, 1964, be received and filed.

273. FILE 7-64 - CLERKS GENERAL (LANDS OWNED BY THE DEPARTMENT OF NATIONAL DEFENCE)

The Committee was advised by Councillor Jenkins that the lands owned by the Department of National Defence located north of Atwater Avenue and east of Cawthra Road might be declared as surplus lands for the Department. He suggested that the Committee should consider whether or not an approach should be made to the Department of National Defence regarding the possibility of the Township of Toronto using these lands if they are declared surplus.

RECOMMENDATION: That a request be forwarded to the Department of National Defence that this Municipality be given first right of purchase in the event that the lands located north of Atwater Avenue and east of Cawthra Road, are considered surplus.

274. FILE 11-64 - PARKS GENERAL (POLICY RE OPERATION OF COMMUNITY PROJECTS)

Councillor McKechnie requested that the Committee consider a policy regarding the operation of a community recreation project such as a skating rink which would be constructed jointly by the Municipality and the residents, and owned by the Municipality.

RECOMMENDATION: That this item be deferred until Councillor McKechnie is present.

275. FILE 17-60 - ERINDALE SANITARY LANDFILL (#245) - The special committee on sanitary landfill disposal met on April 6, 1964, re the use of the sanitary landfill area by the Towns of Port Credit and Streetsville. A report from the special committee meeting was before the Committee in which certain recommendations were set out. Copy of the report is contained in the above file.

RECOMMENDATION: That the recommendations from the special committee meeting held on April 6, 1964, regarding the use of the sanitary landfill area by the Towns of Port Credit and Streetsville, be adopted; and further, that the special committee meet with representatives of the Towns of Port Credit and Streetsville prior to Monday, April 20, 1964, for the purpose of discussing the recommendation.

276. FILE 76-64 - PRIVATE BILL RE WATER FRONTAGE RATES (#146) - In 1963, a by-law was passed postponing frontage rates by virtue of a 1963 private bill. This bill has been repealed by Bill Pr 34-1964. It was suggested to the Committee that a by-law be passed at the next Council meeting rescinding the by-law passed in 1963.

NOTE: A by-law putting into effect the terms of the 1964 private bill will be presented to Council as soon as possible (in accordance with the terms of the bill, this by-law must be passed before May 1, 1964).

RECOMMENDATION: That both by-laws referred to above be presented to the General Committee for a recommendation to Council at the same time.

277. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL
FILE 261-61 - WALKWAY TROTWOOD AVENUE TO WILLA ROAD (#40) - The Committee considered a copy of a memo received from the Secretary of the Traffic Safety Council as a result of its meeting on March 25, 1964. Also attached to the agenda was a report dated February 7, 1964, from the Township Engineer which was considered by the Traffic Safety Council and was referred to in Item #2 Priority Group 1. Copies of the reports referred to in this item are contained in the above files.

RECOMMENDATION: The recommendation on this item is in 8 parts:

1. That the construction of the following sidewalks:

   (a) on Mississauga Road, south from the Queen Elizabeth Way to the C.N.R. tracks;
   (b) on Cawthra Road from Dundas Street to Burnhamthorpe Road,

   be placed in Group 1 Priority and that a request be forwarded to the County of Peel that the construction of these sidewalks be included in the County's application to the Department of Highways; and further, that the Township Engineering Department design the construction of the sidewalks.

2. That consideration of the Traffic Safety Council's recommendation that the construction of a walkway on Upper Middle Road from Rosemary Drive to Gordon Drive, be included in Group 1 Priority, be deferred for further consideration.

3. That the Traffic Safety Council's recommendation that the construction of a sidewalk on Kenmuir Avenue from Lynd Avenue to Orano; on Orano from the public school property to Canterbury Road; on Canterbury Road from Orano Avenue to Atwater Avenue; on Atwater Avenue from Canterbury Road to Mineola Gardens; on Mineola Gardens from Atwater Avenue to the existing sidewalk on Mineola Road East, be placed in Group 1 Priority, be deferred for further consideration.

4. That consideration of the Traffic Safety Council's recommendation regarding the sidewalk on Ogden Avenue and the barricade at the end of the ramp on the overpass, be deferred until the Committee's next meeting when Sgt. MacDonald will be invited to attend and explain the Traffic Safety Council's reasons for not recommending the construction of a barricade at the end of the ramp.

5. That the Township Engineer report to the General Committee regarding the correspondence from the Clifton Public School Home & School Association concerning the hazardous nature of drainage ditches on Rudar Road.

6. That the Board of Education be requested to co-operate with the Driver Education Programme at the secondary school level as recommended by the Traffic Safety Council, providing this programme can be included within the limits of their budget.

7. That the Traffic Safety Council's recommendation against the placing of a traffic guard on Southdown Road, be adopted; and further, that the reasons for this recommendation be received.

8. That the information set out in the report from the Traffic Safety Council regarding certain sidewalks that are being considered by the Sidewalk Committee, be received and filed.

278. FILE 24-64 - WELFARE DEPARTMENT GENERAL (#246) - On April 3, 1964, the General Committee recommended and Council adopted that a committee be established for the purpose of considering some of the more serious problems of welfare, the safety of buildings, living conditions of families in the Township of Toronto. The composition of the committee to be one member of Council for the Township of Toronto; representatives of the following departments and agencies: Family Welfare Services; Peel County Health Unit; Police Department; Fire Department; Building Department; Welfare Department, Township of Toronto; Department of Welfare, Province of Ontario. This item was placed before the General Committee so that a recommendation would be forwarded to Council for the appointment of a member of Council to the committee.

RECOMMENDATION: That Councillor Jenkins represent the Council on the committee and be responsible for calling all meetings.

279. FILE PROJECT 3-64 - STORM SEWERS CORAM CRESCENT (#207) - The Committee considered a report from the Township Engineer dated April 7, 1964, for the construction of storm sewers on Coram Crescent. The estimated cost of the construction is $24,000.00.

RECOMMENDATION: That the Township Engineer's report dated April 7, 1964, re the Coram Crescent Storm Sewer construction, be adopted.

280. FILE T-15798 - G. FREEMAN - The Committee was advised of the following information regarding the above proposed plan of subdivision: This plan of subdivision is located south of the Queen Elizabeth Public School and at the rear of properties located on the east side of Highway #10. It has 7 proposed lots. The Planning Board considered the application at its meeting on June 25, 1963. The report from the Planning Board pointed out that the subject application is located within the sewer area as defined in the Development Policy adopted by Council on February 19, 1962. Accordingly, it was suggested that the application be released for processing. The Planning Board recommended that the plan be released for processing. When the General Committee considered the Planning Board's recommendation, it decided to recommend, "That the Planning Board's report dated June 25, 1963, be adopted subject to an indication from the owners that this proposed plan of subdivision will be serviced by sanitary sewers". As the Committee is aware, there are no sanitary sewers available to this subdivision. The developer, when he received the Council's decision, questioned it. "It would seem to the writer, that perhaps what is intended here that in the event that

sanitary sewers are not immediately available to the subject property, that the Township will permit the subdivision of the subject lands in accordance with the established practice for other subdivisions, on a pre-sewering principle." In September, a letter was forwarded to Mr. O'Marra pointing out that, "It assumed that indication must be received from the subdivider indicating willingness to proceed on a pre-sewering basis in order that the subdivision may be connected to the municipal system when sewers are available In this area. At the present time, the Cooksville Trunk Sewer is rapidly nearing completion, which is not too far distant from this location which means that it is perhaps only a matter of time before the area will be served by municipal system". When the subdivider went to the Planning Board Office to receive instructions regarding the processing of the plan, the Staff was of the opinion that Council in its first decision in effect meant that the subdivision was premature until sanitary sewers are available. The General Committee was requested for further instruction on this item.

RECOMMENDATION: That proposed plan of subdivision T-15798, G. Freeman, be declared premature until sanitary sewers are available to the property.

281. FILE OZ-5-64 - CAROGA ENTERPRISES LIMITED - This is an application requesting a change of the Official Plan from Industrial to Highway Commercial and the Zoning By-law from "M3" to "HC" to permit the erection of a motor hotel. The Planning Board considered the request at its meeting on March 10, 1964, and April 7, 1964, and it decided to recommend that the Staff Report, copy of which was attached, be adopted.

RECOMMENDATION: That the Staff report from the Planning Board meeting on April 7, 1964, regarding application OZ-5-64, Caroga Enterprises Limited, be adopted.

282. FILE AMENDMENT #167 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved, it will define the term "Industrial" in the Official Plan to permit the inclusion in industrial zones of certain uses which are not industrial in nature but which are considered logical and functionally appropriate uses in industrial areas. This amendment is also required to permit the subsequent enactment of the proposed revisions to the industrial zoning by-law provisions in compliance with the requirements of the Planning Act. The Planning Board, at its meeting on April 7, 1964, recommended that amendment #167 to the Official Plan of the Township of Toronto Planning Area, be approved.

RECOMMENDATION: That a by-law be passed to adopt amendment #167 to the Official Plan of the Township of Toronto Planning Area.

283. FILE 39-64 - CONVENTIONS (BUREAU OF MUNICIPAL RESEARCH) - Reeve Speck advised the Committee of the Annual Meeting and Luncheon celebrating the 50th Anniversary of the Bureau of Municipal Research on Wednesday, April 29, 1964, in the King Edward Hotel in Toronto.

RECOMMENDATION: That one member of Council be authorized to represent the Township of Toronto at the Annual Meeting and Luncheon celebrating the 50th Anniversary of the Bureau of Municipal Research on Wednesday, April 29, 1964, at 12:30 p.m.

234. FILE 71-61 - GENERAL COMMITTEE PROCEDURE (#266) - Councillor Vignale asked that consideration be given to eliminating the item "Other Business" from the agendas. His reason for making this suggestion was that if all members of the Committee brought up two items each, the agenda could be increased in length by 18 items; and further, he felt that all members of the Committee should have an opportunity to consider items that are to be discussed at the meeting.

RECOMMENDATION: That the item "Other Business" be removed from the General Committee Agendas. Councillor Vignale requested a recorded vote on the recommendation, the results of which were as follows:

Those in favour	Those opposed
Reeve Speck	Deputy Reeve Murray
Councillor Vignale	Councillor Harrison
	" Searle
	" Jenkins
	" Pickell

RECOMMENDATION DEFEATED.

285. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#130) - A report from the Industrial Committee meeting held on April 6, 1964, was before the Committee for its consideration. Copy of the report is contained in the above file.

RECOMMENDATION: That the recommendation contained in the report from the Industrial Committee dated April 6, 1964, be adopted. Councillor Harrison requested a recorded vote on this item, the results of which were as follows:

Those in favour

Councillor Vignale
" Pickell
" Jenkins
" McMillan
" Searle
" Harrison
Reeve Speck
Deputy Reeve Murray

RECOMMENDATION CARRIED.

NOTE: This item was dealt with at the General Committee meeting on April 8, 1964, and not included on the report from that meeting.

The meeting adjourned at 5:10 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

April 20 SESSION 19 64 No.

MOVED BY C. Pickell

SECONDED BY

Amendment to item 266 Gen. Com. Report Apr 13, 1964

That the General Committee meetings be held in ~~Camera~~ Public etc. except those times when the Committee agrees that the ~~presents~~ presence etc. of the public would be detrimental to the best intrests of the Township or the delegation.

Last Pictn Affirmate

GENERAL COMMITTEE AGENDA, APRIL 13, 1964

260. FILE T-11991 - Dalewood Investments Limited

261. FILE REGISTERED PLAN 600 - Selmit Estates

262. FILE 119-64 - Road Openings General
FILE REGISTERED PLAN 692 - Rogerswood Estates

263. FILE REGISTERED PLAN 667 - Credit Valley Investments (Sewer Easement)

264. FILE 12-60 - Air Pollution

265. FILE 12-60 - Air Pollution

266. FILE 71-61 - General Committee Procedure

267. FILE 105-63 - Royal Commission, Metropolitan Toronto

268. FILE 3-64 - Assessment General (Report Section 53)

269. FILE 59-64 - Credit Valley Conservation Authority (Assessments)

270. FILE 39-64 - Conventions (Community Planning Association of Canada)

271. FILE 7-64 - Clerks General (United Nations Declaration)

272. FILE 54-64 - Industrial Committee (Report from Industrial Commissioner)

273. FILE 7-64 - Clerks General (Lands owned by the Department of National Defence)

274. FILE 11-64 - Parks General (Policy re Operation of Community Projects)

275. FILE 17-60 - Erindale Sanitary Landfill

276. FILE 76-64 - Private Bill re Water Frontage Rates

277. FILE 47-64 General - Traffic Safety Council
FILE 261-61 - Walkway Trotwood Avenue to Wills Road

278. FILE 24-64 - Welfare Department General

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280. FILE T-15798 - G. Freeman

281. FILE OZ-5-64 - Caroga Enterprises

282. FILE AMENDMENT No. 167 to the Official Plan of the Township of Toronto Planning Area

283. FILE 39-64 - Conventions (Bureau of Municipal Research)

284. FILE 71-61 - General Committee Procedure

285. FILE 54-64 - Industrial Committee - Report

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 13, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors McMillan, Searle, Harrison, Vignale, Jenkins and Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 16

ITEMS CONSIDERED:

260. **FILE T-11991 - DALEWOOD INVESTMENTS LIMITED - (#250)** - The Committee was advised that to develop this proposed plan of subdivision, it is necessary that easements be obtained through properties located in the Township of Etobicoke. The Township agreed that the Property Agent would negotiate the acquisition of these easements with the total cost being borne by Dalewood Investments. In a memo dated April 2, 1964, the Property Agent advised that due to the problem set out in the memo, he has not been successful in completing negotiations for the acquisition of the easements. Later in the report, he has stated that Mr. Black has requested that because of the delay, the Township exercise its power of expropriation.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Clerk for the Township of Toronto advise the Clerk for the Township of Etobicoke that an easement is required through certain lands in the Township of Etobicoke for the Dalewood Investment development in the Malton Area and since the land through which the easement

is required is in a state of indecision with regard to purchase and sale, that the Township of Toronto finds it necessary to proceed with the expropriation of the lands.

2. That if the Township of Etobicoke concurs with the action proposed by the Township of Toronto, the Clerk be authorized to proceed with the preparation of the necessary by-laws to expropriate the easements referred to in the Property Agent's letter dated April 2, 1964.

261. FILE REGISTERED PLAN 600 - SELMIT ESTATES - This plan of subdivision is located west of Clarkson Road, on the easterly portion of Hindhead Road. The subdivider has met the requirements under the subdivision agreement and the works required under this agreement have been completed to the satisfaction of the Township Engineering Department and the Public Utilities Commission.

RECOMMENDATION: That the Municipal services within Registered Plan 600, be accepted by the Municipality and the securities be released.

262. FILE 119-64 - ROAD OPENINGS GENERAL
FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES - In a letter dated March 4, 1964, Mr. G. O. Simzer of 1525 Jalna Avenue, complained that an excessive amount of traffic is passing his house en route from Clarkson Road to Lorne Park Road and the trucks carrying building materials to the new Rogerswood Subdivision should be re-routed. Mr. Simzer requested that Birchwood Drive be constructed through to White Oaks to relieve the situation. His letter was sent to the Director of Planning for comment before putting it before the General Committee. On March 31, 1964, the Director of Planning commented that he had discussed this complaint with the Engineering Department and no provision for the

construction of Birchwood Drive extension has been made in the Engineering Agreement with Rogerswood Estates. He went on to state that, "It would appear that the Municipality's policy in the past has not required a developer to construct road facilities on an existing road allowance outside the plan of subdivision". A copy of Mr. Simzer's letter and a copy of the Planning Director's comments were before the Committee.

RECOMMENDATION: That no action be taken on the complaint from Mr. G. O. Simzer until a report can be obtained from the Township Engineer.

263. FILE REGISTERED PLAN 667 - CREDIT VALLEY INVESTMENTS (SEWER EASEMENT) (#206)

On March 25, 1964, consideration was given to the expropriation of an easement from Arrowhead Road through to Comanche Road. According to the report from the Township's Property Agent, the owner of the property from which the easement is required, is claiming $2,500.00 compensation. The Property Agent advised the Committee that he recommends that the owner of Lot 17, Registered Plan 667 be offered $2,500.00 for the easement. Mr. Wilkinson attended the Committee's meeting on March 25, 1964, and advised that the subdivider had lost two offers on the lot because of the easement. It was decided at that meeting that the Property Agent should obtain further information from the persons who appraised the easement required by the Municipality to determine whether the sale of the rest of the subdivision had any bearing on the value of the easement. In a memo dated April 1, 1964, he pointed out that he had requested the opinion of the two fee appraisers on this expropriation regarding the

reasonableness of the claim of $2,500.00 as final settlement. Both appraisers replied stating, "That assuming the offers to be factual in their opinions, the claim for $2,500.00 would be upheld if the matter went to arbitration".

RECOMMENDATION: That the owner of Lot 17, Registered Plan 667 be offered $2,500.00 for the acquisition of the easement required by the Municipality.

264. FILE 12-60 - AIR POLLUTION CONTROL (#225) - At the Committee's meeting on April 1, 1964, a report on the air pollution programme up to January 31, 1964, was before the Committee. It was decided that no action be taken on this report until the members of the Committee had had an opportunity to read the report.

RECOMMENDATION: That this item be deferred again for a period of one week.

265. FILE 12-60 - AIR POLLUTION CONTROL (#225 & #264) - Copy of a report from the City of Hamilton regarding the Regional Control of Air Pollution was before the Committee for its consideration. This report sets out the results of the meeting held in the City of Hamilton on January 27, 1964. Mr. Reddington and Mr. Franks attended this meeting. A further meeting is scheduled for May 6, 1964.

RECOMMENDATION: That no final decision be made by the Township of Toronto with regard to the report on Regional Control of Air Pollution for a period of one week.

266. FILE 71-61 - GENERAL COMMITTEE PROCEDURE (#223) - At the Committee's meeting on April 1, 1964, consideration was given to the question of whether or not persons appearing before the General Committee should be permitted to stay in the meeting while the presentation is discussed by the Committee. It was recommended to Council that the present policy of asking the persons appearing before the Committee to retire from the Committee Room while the request is further considered, be continued. When this item came before Council, it was decided to refer it back to the General Committee for further consideration.

RECOMMENDATION: That the General Committee meetings be held in camera except for the presence of the press.

267. FILE 105-63 - ROYAL COMMISSION, METROPOLITAN TORONTO (#192) - In a letter dated March 31, 1964, from the Secretary and Research Director of the Royal Commission on Metropolitan Toronto, it was pointed out that the public hearings of the Commission will be open on Tuesday, April 21, 1964, at 10:00 a.m. and that the sittings will be held in Committee Room #1 of the Ontario Parliament Buildings. A copy of the letter and the attached schedule was before the Committee. The Township of Toronto hearing is on Tuesday afternoon, May 12, 1964.

RECOMMENDATION: That the Secretary and Research Director of the Royal Commission on Metropolitan Toronto be advised that the Township of Toronto is agreeable to Tuesday afternoon, May 12, 1964, as the date for the presentation of the brief from this Municipality and that the Reeve be authorized to attend for the purpose of presenting the brief.

268. FILE 3-64 - ASSESSMENT GENERAL (REPORT SECTION 53) (#95) - The Committee considered a report from the Assessment Commissioner dated April 1, 1964, the purpose of which is, "To bring members of Council up-to-date as to Section 53 so far in 1964, January 1 to 31, 1964, and as compared to 1963 figures".

RECOMMENDATION: That the information contained in the Assessment Commissioner's letter dated April 1, 1964, regarding Section 53 assessments, be received and filed.

269. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (ASSESSMENT) - On March 10, 1964, Mr. Wright, Secretary of the Authority, wrote to the Clerk suggesting that partial or complete relief from municipal assessments and tax levies on swamp lands, should be given to encourage their retention in their natural state. The Committee was advised that a copy of this letter was referred to the Assessment Commissioner for his comments. In a memo dated March 23, 1964, Mr. Madgett pointed out that he does not feel that relief should be granted on assessment but only by way of tax levies. A copy of Mr. Wright's letter dated March 10, 1964; a copy of Mr. Madgett's letter dated March 23, 1964, are contained in the above file.

RECOMMENDATION: That the comments set out in the Assessment Commissioner's letter dated April 23, 1964, be concurred with by this Municipality and the Secretary of the Credit Valley Conservation Authority be so advised.

270. FILE 39-64 - CONVENTIONS (COMMUNITY PLANNING ASSOCIATION OF CANADA)

The Committee considered a report from the Chairman of the Ontario Division of theCommunity Planning Association of Canada in which it is pointed out that a conference will be held in the Park Plaza Hotel on Thursday evening, May 28, 1964, and throughout the following day. The purpose of the conference is to discuss the question "Why an Official Plan". The Committee was advised that the conference hopes that elected and appointed officials of municipal councils will attend.

RECOMMENDATION: That Councillors Searle and Vignale, being the two members of Council on Planning Board, be authorized to attend the conference at the Park Plaza Hotel on Thursday evening, May 28, 1964, and throughout the following day, sponsored by the Community Planning Association of Canada; and further, that the General Committee consider suggested amendments to the Planning Act prior to the conference.

271. FILE 7-64 - CLERKS GENERAL (UNITED NATIONS DECLARATION) - The Committee was advised that the Executive Director for the Canadian Federation of Mayors and Municipalities has forwarded a copy of a letter from the Department of External Affairs dated January 30, 1964, and certain information from the United Nations General Assembly regarding the elimination of all forms of racial discrimination. This material is submitted to the Committee for its information and it was suggested that the Township of Toronto publicize the United Nations Declaration.

RECOMMENDATION: That a notice be placed in the weekly papers advising the public of the United Nations Declaration and that copies of it are available in the Office of the Clerk.

272. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM INDUSTRIAL COMMISSIONER) (#130)

A copy of a report from the Industrial Commissioner outlining the business transacted by his Department for the months of February and March, was before the Committee for its information.

RECOMMENDATION: That the Industrial Commissioner's report dated April 3, 1964, be received and filed.

273. FILE 7-64 - CLERKS GENERAL (LANDS OWNED BY THE DEPARTMENT OF NATIONAL DEFENCE)

The Committee was advised by Councillor Jenkins that the lands owned by the Department of National Defence located north of Atwater Avenue and east of Cawthra Road might be declared as surplus lands for the Department. He suggested that the Committee should consider whether or not an approach should be made to the Department of National Defence regarding the possibility of the Township of Toronto using these lands if they are declared surplus.

RECOMMENDATION: That a request be forwarded to the Department of National Defence that this Municipality be given first right of purchase in the event that the lands located north of Atwater Avenue and east of Cawthra Road, are considered surplus.

274. FILE 11-64 - PARKS GENERAL (POLICY RE OPERATION OF COMMUNITY PROJECTS)

Councillor McKechnie requested that the Committee consider a policy regarding the operation of a community recreation project such as a skating rink which would be constructed jointly by the Municipality and the residents, and owned by the Municipality.

RECOMMENDATION: That this item be deferred until Councillor McKechnie is present.

275. **FILE 17-60 - ERINDALE SANITARY LANDFILL (#245)** - The special committee on sanitary landfill disposal met on April 6, 1964, re the use of the sanitary landfill area by the Towns of Port Credit and Streetsville. A report from the special committee meeting was before the Committee in which certain recommendations were set out. Copy of the report is contained in the above file.

RECOMMENDATION: That the recommendations from the special committee meeting held on April 6, 1964, regarding the use of the sanitary landfill area by the Towns of Port Credit and Streetsville, be adopted; and further, that the special committee meet with representatives of the Towns of Port Credit and Streetsville prior to Monday, April 20, 1964, for the purpose of discussing the recommendation.

276. **FILE 76-64 - PRIVATE BILL RE WATER FRONTAGE RATES (#146)** - In 1963, a by-law was passed postponing frontage rates by virtue of a 1963 private bill. This bill has been repealed by Bill Pr 34-1964. It was suggested to the Committee that a by-law be passed at the next Council meeting rescinding the by-law passed in 1963.

NOTE: A by-law putting into effect the terms of the 1964 private bill will be presented to Council as soon as possible (in accordance with the terms of the bill, this by-law must be passed before May 1, 1964).

RECOMMENDATION: That both by-laws referred to above be presented to the General Committee for a recommendation to Council at the same time.

277. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL
FILE 261-61 - WALKWAY TROTWOOD AVENUE TO WILLA ROAD (#40) - The Committee considered a copy of a memo received from the Secretary of the Traffic Safety Council as a result of its meeting on March 25, 1964. Also attached to the agenda was a report dated February 7, 1964, from the Township Engineer which was considered by the Traffic Safety Council and was referred to in Item #2 Priority Group 1. Copies of the reports referred to in this item are contained in the above files.

RECOMMENDATION: The recommendation on this item is in 8 parts:

1. That the construction of the following sidewalks:

   (a) on Mississauga Road, south from the Queen Elizabeth Way to the C.N.R. tracks;
   (b) on Cawthra Road from Dundas Street to Burnhamthorpe Road,

   be placed in Group 1 Priority and that a request be forwarded to the County of Peel that the construction of these sidewalks be included in the County's application to the Department of Highways; and further, that the Township Engineering Department design the construction of the sidewalks.

2. That consideration of the Traffic Safety Council's recommendation that the construction of a walkway on Upper Middle Road from Rosemary Drive to Gordon Drive, be included in Group 1 Priority, be deferred for further consideration.

3. That the Traffic Safety Council's recommendation that the construction of a sidewalk on Kenmuir Avenue from Lynd Avenue to Orano; on Orano from the public school property to Canterbury Road; on Canterbury Road from Orano Avenue to Atwater Avenue; on Atwater Avenue from Canterbury Road to Mineola Gardens; on Mineola Gardens from Atwater Avenue to the existing sidewalk on Mineola Road East, be placed in Group 1 Priority, be deferred for further consideration.

4. That consideration of the Traffic Safety Council's recommendation regarding the sidewalk on Ogden Avenue and the barricade at the end of the ramp on the overpass, be deferred until the Committee's next meeting when Sgt. MacDonald will be invited to attend and explain the Traffic Safety Council's reasons for not recommending the construction of a barricade at the end of the ramp.

5. That the Township Engineer report to the General Committee regarding the correspondence from the Clifton Public School Home & School Association concerning the hazardous nature of drainage ditches on Rudar Road.

6. That the Board of Education be requested to co-operate with the Driver Education Programme at the secondary school level as recommended by the Traffic Safety Council, providing this programme can be included within the limits of their budget.

7. That the Traffic Safety Council's recommendation against the placing of a traffic guard on Southdown Road, be adopted; and further, that the reasons for this recommendation be received.

8. That the information set out in the report from the Traffic Safety Council regarding certain sidewalks that are being considered by the Sidewalk Committee, be received and filed.

278. FILE 24-64 - WELFARE DEPARTMENT GENERAL (#246) - On April 3, 1964, the General Committee recommended and Council adopted that a committee be established for the purpose of considering some of the more serious problems of welfare, the safety of buildings, living conditions of families in the Township of Toronto. The composition of the committee to be one member of Council for the Township of Toronto; representatives of the following departments and agencies: Family Welfare Services; Peel County Health Unit; Police Department; Fire Department; Building Department; Welfare Department, Township of Toronto; Department of Welfare, Province of Ontario. This item was placed before the General Committee so that a recommendation would be forwarded to Council for the appointment of a member of Council to the committee.

RECOMMENDATION: That Councillor Jenkins represent the Council on the committee and be responsible for calling all meetings.

279. FILE PROJECT 3-64 - STORM SEWERS CORAM CRESCENT (#207) - The Committee considered a report from the Township Engineer dated April 7, 1964, for the construction of storm sewers on Coram Crescent. The estimated cost of the construction is $24,000.00.

RECOMMENDATION: That the Township Engineer's report dated April 7, 1964, re the Coram Crescent Storm Sewer construction, be adopted.

280. FILE T-15798 - G. FREEMAN - The Committee was advised of the following information regarding the above proposed plan of subdivision: This plan of subdivision is located south of the Queen Elizabeth Public School and at the rear of properties located on the east side of Highway #10. It has 7 proposed lots. The Planning Board considered the application at its meeting on June 25, 1963. The report from the Planning Board pointed out that the subject application is located within the sewer area as defined in the Development Policy adopted by Council on February 19, 1962. Accordingly, it was suggested that the application be released for processing. The Planning Board recommended that the plan be released for processing. When the General Committee considered the Planning Board's recommendation, it decided to recommend, "That the Planning Board's report dated June 25, 1963, be adopted subject to an indication from the owners that this proposed plan of subdivision will be serviced by sanitary sewers". As the Committee is aware, there are no sanitary sewers available to this subdivision. The developer, when he received the Council's decision, questioned it. "It would seem to the writer, that perhaps what is intended here that in the event that

sanitary sewers are not immediately available to the subject property, that the Township will permit the subdivision of the subject lands in accordance with the established practice for other subdivisions, on a pre-sewering principle." In September, a letter was forwarded to Mr. O'Marra pointing out that, "It assumed that indication must be received from the subdivider indicating willingness to proceed on a pre-sewering basis in order that the subdivision may be connected to the municipal system when sewers are available In this area. At the present time, the Cooksville Trunk Sewer is rapidly nearing completion, which is not too far distant from this location which means that it is perhaps only a matter of time before the area will be served by municipal system". When the subdivider went to the Planning Board Office to receive instructions regarding the processing of the plan, the Staff was of the opinion that Council in its first decision in effect meant that the subdivision was premature until sanitary sewers are available. The General Committee was requested for further instruction on this item.

RECOMMENDATION: That proposed plan of subdivision T-15798, G. Freeman, be declared premature until sanitary sewers are available to the property.

281. FILE OZ-5-64 - CAROGA ENTERPRISES LIMITED - This is an application requesting a change of the Official Plan from Industrial to Highway Commercial and the Zoning By-law from "M3" to "HC" to permit the erection of a motor hotel. The Planning Board considered the request at its meeting on March 10, 1964, and April 7, 1964, and it decided to recommend that the Staff Report, copy of which was attached, be adopted.

RECOMMENDATION: That the Staff report from the Planning Board meeting on April 7, 1964, regarding application OZ-5-64, Caroga Enterprises Limited, be adopted.

282. FILE AMENDMENT #167 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved, it will define the term "Industrial" in the Official Plan to permit the inclusion in industrial zones of certain uses which are not industrial in nature but which are considered logical and functionally appropriate uses in industrial areas. This amendment is also required to permit the subsequent enactment of the proposed revisions to the industrial zoning by-law provisions in compliance with the requirements of the Planning Act. The Planning Board, at its meeting on April 7, 1964, recommended that amendment #167 to the Official Plan of the Township of Toronto Planning Area, be approved.

RECOMMENDATION: That a by-law be passed to adopt amendment #167 to the Official Plan of the Township of Toronto Planning Area.

283. FILE 39-64 - CONVENTIONS (BUREAU OF MUNICIPAL RESEARCH) - Reeve Speak advised the Committee of the Annual Meeting and Luncheon celebrating the 50th Anniversary of the Bureau of Municipal Research on Wednesday, April 29, 1964, in the King Edward Hotel in Toronto.

RECOMMENDATION: That one member of Council be authorized to represent the Township of Toronto at the Annual Meeting and Luncheon celebrating the 50th Anniversary of the Bureau of Municipal Research on Wednesday, April 29, 1964, at 12:30 p.m.

284. FILE 71-61 - GENERAL COMMITTEE PROCEDURE (#266) - Councillor Vignale asked that consideration be given to eliminating the item "Other Business" from the agendas. His reason for making this suggestion was that if all members of the Committee brought up two items each, the agenda could be increased in length by 18 items; and further, he felt that all members of the Committee should have an opportunity to consider items that are to be discussed at the meeting.

RECOMMENDATION: That the item "Other Business" be removed from the General Committee Agendas. Councillor Vignale requested a recorded vote on the recommendation, the results of which were as follows:

Those in favour	Those opposed
Reeve Speck	Deputy Reeve Murray
Councillor Vignale	Councillor Harrison
	" Searle
	" Jenkins
	" Pickell

RECOMMENDATION DEFEATED.

285. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#130) - A report from the Industrial Committee meeting held on April 6, 1964, was before the Committee for its consideration. Copy of the report is contained in the above file.

RECOMMENDATION: That the recommendation contained in the report from the Industrial Committee dated April 6, 1964, be adopted. Councillor Harrison requested a recorded vote on this item, the results of which were as follows:

Those in favour

Councillor Vignale
" Pickell
" Jenkins
" McMillan
" Searle
" Harrison
Reeve Speck
Deputy Reeve Murray

RECOMMENDATION CARRIED.

NOTE: This item was dealt with at the General Committee meeting on April 8, 1964, and not included on the report from that meeting.

The meeting adjourned at 5:10 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 15, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray; Councillors Vignale Pickell, Jenkins, McMillan, Searle, McKechnie and Harrison.

STAFF PRESENT: M. D. Henderson

REPORT NUMBER 17

ITEM CONSIDERED:

286. FILE 108-64 - COUNCIL GENERAL (PROCEDURE AT COUNCIL MEETINGS) - Consideration was given to the problem - attacks on various members of Council by other member or members of Council.

RECOMMENDATION: That the by-law setting the procedure for Council meetings be amended so that if any member of Council is going to speak from a prepared text in which he questions the motives, methods or integrity of any other member or members of Council, that he supply a copy to each member of Council before speaking from such prepared text; and further, that such items be deferred and taken as a notice of motion. A recorded vote was requested on this recommendation, the results of which are as follows:

Those in favour	Those opposed
Councillor Vignale	Councillor McKechnie
" Pickell	
" Jenkins	Those abstaining
" McMillan	
" Searle	Councillor Harrison
Reeve Speck	
Deputy Reeve Murray	

RECOMMENDATION CARRIED.

The remainder of the Committee meeting was spent dealing with budget considerations which will be finaliz ed at a later date.

The meeting adjourned at 3:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 15, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray; Councillors Vignale Pickell, Jenkins, McMillan, Searle, McKechnie and Harrison.

STAFF PRESENT: M. D. Henderson

REPORT NUMBER 15

ITEM CONSIDERED:

286. **FILE 108-64 - COUNCIL GENERAL (PROCEDURE AT COUNCIL MEETINGS)** - Consideration was given to the problem - attacks on various members of Council by other member or members of Council.

RECOMMENDATION: That the by-law setting the procedure for Council meetings be amended so that if any member of Council is going to speak from a prepared text in which he questions the motives, methods or integrity of any other member or members of Council, that he supply a copy to each member of Council before speaking from such prepared text; and further, that such items be deferred and taken as a notice of motion. A recorded vote was requested on the recommendation, the results of which are as follows:

Those in favour	Those opposed
Councillor Vignale	Councillor McKechnie
" Pickell	
" Jenkins	**Those abstaining**
" McMillan	
" Searle	Councillor Harrison
Reeve Speck	
Deputy Reeve Murray	

RECOMMENDATION CARRIED.

The remainder of the Committee meeting was spent dealing with budget considerations which will be finaliz ed at a later date.

The meeting adjourned at 3:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

TOWNSHIP OF TORONTO

INDUSTRIAL COMMITTEE REPORT

APRIL 6, 1964.

A Meeting of the Industrial Committee was held on April 6, 1964.

In the year 1963 the Township of Toronto had a completely new Industrial Promotion film prepared. It was decided at that time, that this film should be shown in Europe as part of an Industrial Promotion Trip. Due to the fact that the film was not finished until late in 1963, final arrangements for this trip were left until this year.

The opportunity of making an Industrial Promotion Trip to Europe in June of this year with the assistance of the Ontario Department of Economics and Development, has presented itself.

It has been suggested that the following points be considered in the Special Industrial Promotion Literature for this trip:

1) Should be in four languages, English, French, German and Italian.

2) Should contain a map of the Great Lakes Area, with major centres of population, transportation facilities, and major industries clearly marked.

3) Should contain a good description with statistics on the Ontario and adjacent markets. These figures should include figures on economic growth, per capita income, education, and age groups.

4) A good description of the Toronto Township and Metropolitan market should be included.

5) A large and well detailed section dealing with the labour force, its availability, skills, and cost should be included.

6) A forecast on the future economic growth that is expected in the Canadian and Ontario markets over the next ten years or so.

7) A list of major companies that have come into Toronto Township

area in the past few years, with their products, annual sales (if possible) and number of employees.

8) Details on land costs and taxes with some reference to its increase in value over the last few years.

It has also been suggested that a joint meeting be held with the Township of Toronto Industrial Association, and the Council, at which time a complete Press Release will be made. The assistance of the Industrial Association will be invaluable because of their European connections, with particular reference to such Canadian Subsidiaries of European Companies, as Tonolli and De Mag, etc.

It is unanumously recommended that:-

(1) Reeve R. W. Speck be authorized to make this Industrial Promotion Trip to Europe.

(2) Industrial Promotion Literature for this trip be prepared as suggested above, and that professional assistance be engaged to prepare such literature.

(3) A joint meeting be held with the Township of Toronto Industrial Associaition, at which time, a Press Release on the Industrial Promotion Trip will be made.

Respectfully submitted on behalf of the Industrial Committee.

MDH;mg

M. D. Henderson, C.A.

TOWNSHIP OF TORONTO

INDUSTRIAL COMMITTEE REPORT

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Respectfully submitted on behalf of the Industrial Committee.

MDH;mg

M. D. Henderson, C.A.

Cooksville, Ontario,
April 20, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on April 20th, 1964. The meeting commenced at 1:30 p.m. with the following members present: Acting-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McM illan, C. A. Pickell and R. A. Searle. In the absence of the Reeve, Acting-Reeve Murray occupied the Chair.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, and M. D. Henderson, Chief Administrative Officer.

Minutes of meeting held on April 13th, 1964, were adopted as read.

DEPUTATIONS

RE: RECOMMENDATION in General Committee Report of April 15th regarding Council procedure - Mr. F. R. MacEwan stated that he is opposed to the suggestion that a prepared text should be submitted to members of Council in advance of any criticism of another member of Council as he feels such matters are better dealt with spontaneously, and that Council members should, at all times, be able to answer any questions posed by another member of Council or by members of the audience. Mr. MacEwan stated that if contention exists amongst members of Council then a judicial enquiry should be made into the affairs of the Township and if the Reeve, Deputy-Reeve or Council do not feel it is warranted, then it is his understanding that by securing fifty signatures on a petition he might proceed to have such an enquiry made. However, he feels that any enquiry should be undertaken by the Reeve or Deputy-Reeve who have suggested that they have been maligned. Councillor Searle advised Mr. MacEwan that he felt having a prepared brief would help Council get at the truth of all matters. He suggested that it is impossible to give an answer to innuendos, half-truths, and statements preceded by the words "I understand", "I am told" and "I believe", for which there is no defence under libel or slander laws. He also pointed out that the system of giving a text is a well known and established fact in parliamentary procedure.

Mr. Murray stated that he had no intention of seeking an enquiry and subjecting the tax payers to the large cost involved; also since a person is innocent until proven guilty, it is the responsibility of the person laying charges to undertake any enquiry that may be made.

Mr. MacEwan replied that he did not know it would cost the taxpayers any money to have an enquiry since Mr. Palmer of the Department of Municipal Affairs had advised him all he would have to do was secure 50 signatures. He was advised by Mr. Henderson that the North York enquiry had cost in the neighbourhood of $70,000 to $80,000 and that regardless of who requested an enquiry, the cost would have to be borne by the ratepayers, and provided for in the budget of the Township.

COMMUNICATIONS

The Public Utilities Commission of the Township of Toronto - re watermain petition from residents on the Base Line, Carolyn Road and Third Line area, advising that further consideration would be given to the matter after water is brought to the area and that it is expected the supply would be made available under the terms of the Highbury agreement. This letter is to be received and the Clerk was instructed to notify the residents concerned of its contents.

Township of Toronto Building Report - setting out figures for the month of March with comparative figures to the end of March for the years 1963 and 1964. Report to be taken as read.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee reports; Councillor Vignale in the Chair.

GENERAL COMMITTEE REPORT DATED APRIL 13, 1964

RE: ITEM #266 - FILE 71-61 - GENERAL COMMITTEE PROCEDURE

The following amendment was proposed by Councillor Pickell:

> "THAT the General Committee meetings be held in public except those times when the Committee agrees that the presence of the public would be detrimental to the best interests of the Township or the delegation."

The recorded vote on this proposed amendment was as follows:

Those in favour	Those opposed	
Councillor Pickell	Councillor Vignale	Councillor Harrison
	" Jenkins	" McMillan
	" Searle	Deputy-Reeve Murray

AMENDMENT LOST 6-1

The recommendation as written was then voted on with the following recorded vote:

Those in favour	Those opposed
Councillor Vignale	Councillor Pickell
" Harrison	
" Jenkins	
" McMillan	
" Searle	
Deputy-Reeve Murray	

RECOMMENDATION CARRIED - 6-1.

RE: ITEM #277 - FILE 47-64 - TRAFFIC SAFETY COUNCIL

When dealing with part 4 of the recommendation on this item, it was requested that Sergeant MacDonald be asked to appear before General Committee at a specific time to explain the Traffic Safety Council's reasons for not recommending the construction of a barricade at the end of the ramp on the overpass on Ogden Ave.

RE: ITEM #285 - FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT)

The following vote was recorded on the recommendation on this item dealing with the Township's Industrial Promotion Film:

Those in favour

All members present (7)

RECOMMENDATION CARRIED 7-0 (2 members absent)

GENERAL COMMITTEE REPORT DATED APRIL 15, 1964

RE: ITEM #286 - FILE 108-64 - COUNCIL GENERAL (PROCEDURE AT COUNCIL MEETINGS)

A recorded vote was requested on this recommendation, as follows:

Those in favour

All members present (7)

RECOMMENDATION CARRIED 7-0 (2 members absent)

Copies of the General Committee Reports dated April 13th and 15th, 1964, are attached to these minutes.

On motion by Councillor Harrison, Committee moved into Council.

A motion for recess was made at 2:45 p.m., and the meeting reconvened at 3:05 p.m.

UNFINISHED BUSINESS

RE: JOINT MEETING WITH PORT CREDIT, STREETSVILLE & BRAMPTON - Acting Reeve Murray advised Councillor Vignale that it is proposed to hold a meeting prior to the date of the joint meeting.

BY-LAWS

A By-law to amend By-law Number 2813 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4723. (OZ-7-63)

A By-law to accept Deed of Land and Grant of Easement (Edrich Construction - Registered Plans 706 and 643) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4724.

A By-law to establish certain lands as Municipal Highway (Cliff Road) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4725.

A By-law to accept Deed of Land and Grant of Easement (Edward Small & Son Ltd. Registered Plan 707) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4726.

A By-law to establish certain lands as municipal highway was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4727. (Feldwood Road and Kalligan Court - Registered Plan 698)

A By-law to accept Deed of Land (part Lot 8, Con. 2, N.D.S. - Brown) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4728.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $12,000.00 for storm sewer construction Township of Toronto was read a first and second times and numbered 4729. (Coram Crescent) (Total cost $24,000. less D.H.O.subsidy 50%)

By-law 4668 being a by-law to authorize the construction of sanitary sewers and private drain connections in the Township of Toronto at an estimated total cost of $190,000.00 was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $190,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4730.

By-law 4684 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $730,000.00 for Public School purposes of the Board of Education of the Township of Toronto, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $730,000.00 for Public School Purposes, pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4731.

A By-law to authorize the temporary borrowing of $31,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4732. (Caterpillar Road and Etude Drive Area)

A By-law to amend By-law Number 1735 (subdivision control on plans 706 and 707) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4733.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Endel Laanemets, The Corporation of the Township of Toronto, Stephen Hymus and Mary H. Hymus and The Public Utilities Commission of the Township of Toronto, was read a first, second and third times, and numbered 4734. Signature of this by-law is to be withheld pending approval by the Solicitor.

A By-law to adopt Amendment No. 167 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4735.

MOTIONS — Moved by: Victor Vignale — #74
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated April 13, 1964, be adopted as presented.

CARRIED

Moved by: Victor Vignale — #75
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated April 15, 1964, be adopted as presented.

CARRIED

Moved by: Victor Vignale — #76
Seconded by: R. K. Harrison

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct as a local improvement the following sanitary sewers together with necessary private drain connections, pursuant to the provisions of The Local Improvement Act and The Township of Toronto Act, 1959:

(a) 10" diameter sanitary sewer on Trotwood Avenue from S. Service Road to Lot 227, Registered Plan F-20, a distance of 2966 ft. at a total estimated cost of $39,000.00;

(b) 10" diameter sanitary sewer on Kenmuir Avenue from S. Service Road to Orano Avenue, a distance of 3390 ft. at a total estimated cost of $46,000.00;

(c) 10" diameter sanitary sewer on Orano Ave. from Trotwood Avenue to W. Limit Registered Plan F-20 a distance of 165 ft. at a total estimated cost of $2,500.00;

(d) 60" diameter sanitary sewer on Orano Ave. from Canterbury Road to E. Limit Registered Plan F-20, a distance of 287 ft. at an estimated total cost of $20,000.00.

The total cost of the work is $107,500.00 of which the Corporation's share is $17,246.00; the Eastern Sewer Area's share is $11,256.00; the owners' cost of sewers is $50,348.00; the owners' cost of 191 connections at $150.00 per connection is $28,650.00; the estimated cost per foot frontage is $4.00; the special annual

rate per foot frontage is $0.3487; the special annual rate for a private drain connection is $13.08. The special assessment is made over a period of 20 years;

THEREFORE BE IT RESOLVED that the report of W. J. Anderson, Township Engineer dated April 8, 1964, be adopted and the Clerk be authorized to advertise the Council's intention to undertake the said work as a local improvement.

CARRIED

OTHER BUSINESS

RE: COUNCIL PROCEDURE DEALING WITH WRITTEN TEXT OF PERSONAL CHARGES TO BE MADE

Councillor Searle spoke in support of this recommendation and stated that he felt the purpose of the motion that written charges be tables was to make sure that in the future there are no unanswered questions. He stated that truth is not absolute defence against slander or libel charges because first of all the intent of libel or slander has to be proved, which is very difficult to do. As soon as any person loses a slander or libel case, the public believes he is guilty as charged. Councillor Searle referred to charges laid recently that there were illegalities involved with respect to certain lands and that there was illegal filling of land - that the Metropolitan Conservation Authority had stipulated these lands would not be filled; that there was activity or filling on flood plain, which statements could well be accepted as fact. However, he went on to say that there is no impromptu defence against any such charge and that a person must have an opportunity to get at the facts and find out the truth. For this reason it is necessary that the answer should be subjected to the same research that went into the charge in the first place. Councillor Searle feels that if any member of Council has information which indicates that someone is dishonest then he must bring charges and ask for a judicial enquiry and that a member of the public should not be required to bring charges against Council. He suggested that if any charges are to be made they should be made known and fully discussed at General Committee before any further action takes place. Deputy-Reeve Murray again stated that he had no intention of seeking an enquiry because of the serious implications of such an action. It would mean that all

programmes of work within the Township would have to cease and the cost would have to be borne by the taxpayers. Mr. Murray also expressed the feeling that if a petition with 50 signatures were presented to the Department of Municipal Affairs, there might be some hesitation on the part of the Minister to proceed with such an action.

Councillor Jenkins stated that he felt there was a tremendous amount of wisdom in Councillor Searle's remarks and suggested that it is up to members of Council to prevent wrong from being done in the first instance.

Councillor McMillan stated that he does not feel guilty of having done any wrong during his time on Council, but there may have been some decisions made without the right amount of information beforehand.

Councillor Pickell states that he has not made any statements that are not true and if Council wishes he would be happy to re-open the two problems he has brought out for discussion at General Committee and see if they are true or not - with perhaps technical staff present to support whatever side of the argument they feel necessary.

With reference to the Dean property, Councillor Searle asked Councillor Pickell if he could say with certainty that filling that was taking place was part of the Metropolitan Toronto public works in connection with sewage work there or was it filling by the owner, to which Councillor Pickell replied, "I cannot say". Councillor Searle also pointed out that it was stated that this was filling of land which had been designated as flood land, and asked Councillor Pickell if he could tell with certainty that this land has been surveyed and if at this time the Metropolitan Conservation Authority has designated this land as flood plain.

Councillor Pickell replied that he was speaking to Mr. Hicks of the Conservation Authority at Woodbridge and he said that there is a study going on now - a $50,000. survey of that general area - and that this will be complete about November, but that the laws that are being passed to prohibit the filling of flood lands will not be passed through the House for another week or two and that he felt this particular by-law in question was jumping the gun on this particular law which would be retroactive and that measures could be taken to correct the filling if the filling was done illegally.

Councillor Searle then pointed out that at the time of the application, this had not been designated flood land.

Deputy-Reeve Murray recalled that Councillor Pickell had stated the other night that "it isn't often you catch politicians stealing land from the ratepayers in the Township" but every time you do, you intend to report it, and he asked Councillor Pickell if he would care to name the politicians he referred to.

Councillor Pickell replied that he referred to many, and further added, "I was inferring at the time that perhaps someone was, in this case. Upon going back through this, you, Sir, were the only person pushing this a great deal and it appeared to me that you may be over-anxious to get this land raised from greenbelt to commercial zone."

Deputy-Reeve Murray then asked, "Are you saying I am the one you mentioned was stealing land from the ratepayers of the Township?" Councillor Pickell replied, "It appeared to me at the time that perhaps in effect, that though this land wasn't going to be yours, that it was being taken away from the citizens and that you were certainly a great deal responsible for this."

Deputy-Reeve Murray then asked, 'Would you say this applied to the Card Sisters' land?"

Councillor Pickell stated, 'This was a parcel that was tied in and that you couldn't change the zoning of one without the other."

Councillor McMillan, as Chairman of the Credit Valley Conservation Authority, explained that the legislation before Parliament at this time is a by-law enacted by the Credit Valley Conservation Authority two years ago to prohibit certain activities along the river.

When asked by Councillor Jenkins his purpose in suggesting re-opening of the Oneida Development, Councillor Pickell replied that this matter was now before the Board and that their recommendation would be some indication of the direction that would be taken in that matter.

Councillor Searle again referred to "stealing" from ratepayers and pointed out that an individual has as much right under the law as a larger group of citizens and that Council would have no right to arbitrarily rezone any homeowner's land to greenbelt without first o f all advising him of this intent.

Councillor Pickell indicated his agreement with this.

Councillor McMillan wondered why this one piece of property had been singled out when there had been many other cases of greenbelt zoning in the Township.

RE: USE OF RESIDENTIAL STREETS BY DRIVING SCHOOLS

A motion was made by Councillor Jenkins that a letter be sent to the various Driving Schools requesting that in the teaching of drivers they use roads other than those in residential areas as much as possible. This motion carried and the Clerk was instructed to carry out the intent of this motion.

FORTHCOMING MEETINGS

Tuesday	April 21 - 7:30 p.m.	- Planning Board
Wednesday	April 22 - 9:30 a.m.	- General Committee
Wednesday	April 22 - 6:30 p.m.	- South Peel Real Estate Board Civic Night at Mississaugua Golf Club
Thursday	April 23 - 9:30 a.m.	- Budget discussions.

The meeting adjourned at 4:00 p.m.

REEVE

CLERK

Cooksville, Ontario.
April 22, 1964.

A special meeting of Toronto Township Council was held in the Committee Room on April 22, 1964, with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, R. K. McMillan, C. D. Jenkins, C. J. Pickell and R. A. Searle; The following members of staff were present: Messrs. W. J. Anderson, M. D. Henderson, G. Lummiss and H. E. Stewart.

The meeting commenced at 4:45 p.m. and the following matters were dealt with:

File T-11991 - DALEWOOD INVESTMENTS - The following resolution was passed:

Moved by: C. M. Murray #77
Seconded by: C. D. Jenkins

BE IT RESOLVED that the agreement between Dalewood Investments Limited and the Corporation of the Township of Toronto as considered by the General Committee at its meeting on April 22, 1964, and amended in clauses 1 and 10, be executed by Council;
AND FURTHER that when a letter is submitted stating: - "Dalewood Investments hereby agrees that prior to the award of the contract for work contemplated by Clause 7 of the financial agreement referred to above, it, Dalewood Investments Limited, shall provide the Treasurer of the Township of Toronto with sufficient guarantees that funds are available to meet the progress payments as contemplated by Clause 8 of the said agreement," the agreement be executed.

CARRIED

After the above resolution was passed, the following by-law was dealt with:
A By-law to authorize the execution of a Financial and Engineering Agreement between Dalewood Investments Limited and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 473.

RE: FILE OZ-28-63 and T-15827 - RATTRAY PARK ESTATES - At the General Committee's meeting consideration was given to the report from the members of the Conservation Authority and the Committee's recommendation was adopted by Council in the following resolution:

Moved by: R. A. Searle #78
Seconded by: C. D. Jenkins

BE IT RESOLVED that the Township of Toronto ask the Credit Valley Conservation Authority to consider holding a meeting between representatives of the Credit Valley Conservation Authority, the Nature Conservancy of Canada, Mr. Weiman, and the appropriate department of the Provincial Government and the Minister of Education, if he can attend, to determine the land in the Rattray Estate that will

be purchased and how it is to be paid for and the conditions of purchase and sale.

CARRIED

RE: FILE 10-64 - LICENSING GENERAL (Taxi Licence #B-64) - At the General Committee's meeting information was received from the Chief of Police that the reason for the suspension of the above taxi licence no longer exists. The General Committee's recommendation was passed by Council in the following resolution:

Moved by: C. D. Jenkins #79
Seconded by: R. K. Harrison

BE IT RESOLVED that the suspension of Taxi License #B-64, be lifted.

CARRIED

RE: BY-LAW #4721 and #4722 - The following notice of Motion was presented by Councillor Searle:

"TAKE NOTICE THAT I intend to introduce the following motion at the regular meeting of Council on Monday, April 17:

WHEREAS the Council of the Township of Toronto has enacted by-laws 4721 and 4722 rezoning the properties of the Card Sisters and Walter Lean from Greenblet to AC:

AND WHEREAS these by-laws were enacted on the recommendation of the Township of Toronto Planning Board and the Metropolitan Toronto Planning Board to correct an inadvertent, arbitrary zoning to greenbelt;

AND WHEREAS the Metropolitan Conservation Authority is now conducting an engineering study to determine the limits of flood plain and greenbelt area, and the possible danger to human life and habitation;

BE IT RESOLVED that the Building Department of the Township of Toronto defer the issuance of all building permits on the subject properties until the said construction has been approved by the Township Engineer, and until he is satisfied that danger from flood does not exist, or until such time as the Metropolitan Conservation study is completed."

The meeting adjourned at 5:00 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA, APRIL 22, 1964

287. FILE 208-60 - Trailers, Township of Toronto (Cedar Grove)

288. FILE OZ-28-63 & FILE T-15827 - Rattray Park Estates

289. FILE OZ-11-63 - Olmin Developments Limited

290. FILE REGISTERED PLAN 549 - Brown & Cramp
FILE PROJECT 33-62 - Cooksville Creek Sanitary Trunk Sewer

291. FILE 5-64 - Building Department General (Lot 118, Plan C-22)

292. FILE 300-60 - Divisions of Land, Tomken Road (Nicholson)

293. FILE 26-64 - Zoning General (Texaco Tank Farm)

294. FILE 34-64 - Committee of Adjustment - Agendas

295. FILE O-77-57 - Shell Oil Station at Indian Grove & South Service Road

296. FILE 59-64 - Credit Valley Conservation Authority (Pine trees on Mississauga Road)

297. FILE T-15534 - John F. McLennan

298. FILE 222-61 - Sewer Service Agreement, Port Credit

299. FILE 57-64 - Acquisition of Newman Property, Springbank Road

300. FILE 47-64F- Traffic Safety Council, Speed Limits (Orchard Heights)

301. FILE PROJECT 29-63 - Oneida Crescent Storm Sewer

302. FILE 10-64 - Licensing General (Taxi License #B-64)

303. FILE 96-64 - Malton Memorial Recreation Association (Policy re Operation of Community Projects)

304. FILE 96-64 - Malton Memorial Recreation Association

305. FILE PROJECT 1-64 - Burnhamthorpe Feeder Main, Stage II

306. FILE T-15851 - United Lands Corporation Limited

307. FILE 12-64 - Peel County Health Unit (Lakeview Park Public School Property)

308. FILE 7-64 - Clerks General (Aerospace Council of Canada)

309. FILE 98-64 - Petition for Construction of Sanitary Sewers on Vesta Drive from Inglewood Drive to Cotton Drive

310. FILE 101-64 - Petition for Construction of Sanitary Sewers on Inglewood Drive from the Existing Sewer at the Intersection of Inglewood Drive and River Road to the Intersection of Inglewood Drive and Vesta Drive

311. FILE PROJECT 15-63 - Storm Sewers in the Woodedan Drive North (South) Area

312. FILE 47-64 General - Traffic Safety Council (Kemp, Ogden Avenue)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 22, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, McMillan, Searle, Jenkins, Vignale, McKechnie and Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 18

ITEMS CONSIDERED:

287. **FILE 208-60 - TRAILERS, TOWNSHIP OF TORONTO (CEDAR GROVE)** - The Committee considered a letter from Pallett and Pallett re Cedar Grove Mobile Home Park Limited. The letter requested an appointment with the General Committee of Council to discuss the possibility of some better arrangement of trailer licensing insofar as travel trailers are affected. A report from the Licensing Inspector dated April 2, 1964, was also before the Committee. Mr. Harrison suggested in his report that Cedar Grove Park set apart from the so called permanent trailer lots, a tourist area on the now vacant lots in the extension for the summer tourist season, June, July and August. They could then be charged a weekly license fee for each trailer lot so used. Mr. Pallett pointed out the problems that are encountered under the present system in that the License Inspector might appear on a day on the first of the month and because some of the vacant lots would have tourist trailers on them which might leave the next day, the park operators would be charged the

monthly license fee of $15.00 for each unit. Some discussion took place on the question of whether or not a license fee should be charged for tourist trailers and whether or not there should be some method of regulating this part of the trailer court operation.

RECOMMENDATION: That no change be made at the present time to the method of licensing trailers; and further, that the Staff report to the General Committee within one month on suggested regulations and license fees for travel trailers.

Carried

288. FILE OZ-28-63 & FILE T-15827 - RATTRAY PARK ESTATES (#240) - At the General Committee's meeting on February 19, 1964, it was recommended and later adopted by Council that the Conservation Authority, consider the purchase of those lands known as the Rattray Estate, south of the northerly limit of the Interprovincial Pipe Line easement and extending westerly approximately 1,000 feet on the westerly limit of the road allowance of Bexhill Road and extending easterly from the east limit of the road allowance of Bexhill Road to the easterly property boundary and comprising some 50 acres more or less, and that the Authority add to this suggested portion, any other lands they consider necessary to insure that the recommended uses of the subject lands can be affected. On February 27, 1964, Mr. Nieman attended Council's meeting requesting that the portion of the Rattray lands remaining after the purchase by the Credit Valley Conservation Authority is completed, be released for processing. The decision on this request was that further consideration be deferred until the report is received from the Conservation Authority.

At the Committee's meeting on April 13, 1964, Councillor McMillan, Chairman of the Credit Valley Conservation Authority, announced that the report from the Authority would be presented at the Committee's meeting on the 22nd of April. Councillors Harrison and McMillan presented the report from the Conservation Authority, after which the following representatives of the Rattray Park Estates attended the Committee's meeting: Mr. Niemsn, Mr. Connoly and Mr. Collett. Mr. Harrison, in his comments, pointed out that Mr. Nieman had offered to sell certain lands for $225,000.00 with a condition attached that the lands would not be used for a public park. The Nature Conservancy Council have suggested that the whole property should be purchased and whether it is the whole property or a portion of it, they want the land to be used for a wild life sanctuary or nature conservancy. The Conservation Authority, on the other hand, does not want to purchase the land for any specific use, and further, the Conservation Authority feels that the Nature Conservancy should deal with the Municipality so that the gift toward the purchase of the property from the Nature Conservancy can be used as part of the Township's portion of the purchase price. Prior to the Committee making any recommendation on this item, Mr. Nieman, Mr. Connolly and Mr. Collett attended. Mr. Nieman pointed out that he still wanted a clearance for processing of that portion of the plan that was not purchased by the Conservation Authority. He referred to his offer to sell to the Conservation Authority and further stated that if the Authority was desirous of having additional lands, it would be necessary to take them by expropriation. He stated that he would give the Conservation

Authority until May 15, 1964, to decide what they want and he would appreciate it if the final negotiations were completed by May 30, 1964. After Mr. Nieman and his group left the Committee meeting, further consideration followed and the following recommendation:

RECOMMENDATION: That the Township of Toronto ask the Credit Valley Conservation Authority to consider holding a meeting between representatives of the Credit Valley Conservation Authority, the Nature Conservancy of Canada, Mr. Nieman and the appropriate department of the Provincial Government and the Minister of Education, if he can attend, to determine the land in the Rattray Estate that will be purchased and how it is to be paid for and the conditions of purchase and sale.

NOTE: This recommendation was passed in the form of a resolution at a special meeting of Council on April 22, 1964.

289. FILE OZ-11-63 - OLMIN DEVELOPMENTS LIMITED - This is a proposed development for multiple family residential purposes on property located on the north-west corner of the North Service Road and Camilla Road. While this development is not a plan of subdivision, the developer will agree to executing an agreement, one of the clauses of which will be the payment of 5%. Appraisals were received from Dickson Real Estate and Plaus Real Estate setting the value of the property at $268,000.00 and $262,543.45 respectively. The average 5% of these two evaluations is $13,263.58.

RECOMMENDATION: That $13,263.00 be included in the agreement between Olmin Developments and the Township of Toronto as the amount of the 5% cash dedication.

290. FILE REGISTERED PLAN 549 - BROWN & CRAMP
FILE PROJECT 33-62 - COOKSVILLE CREEK SANITARY TRUNK SEWER - The Committee considered a copy of a letter from R. M. Gillespie regarding the O.W.R.C. easement through Brown & Cramp lands, Registered Plan 549. The letter points out that the Township has an agreement which covers Block "A", Registered Plan 549. Because of this agreement, the Township has been requested to be included in the easement agreement as an encumbrancer. This agreement was placed before Council at its last meeting for execution. It was decided not to pass the by-law until further consideration was given regarding the request that the Township be included in the agreement. On April 15, 1964, the Township Solicitor was requested to consider this matter and state whether or not the Township should be included in the agreement. In a memo dated April 15, 1964, a copy of which was before the Committee, Mr. MacDiarmid pointed out, "That this present O.W.R.C. easement does not bind the Township to do anything and it is quite harmless."

RECOMMENDATION: That the by-law to authorize the execution of the grant of easement over Block "A", Registered Plan 549, be passed by Council.

291. FILE 5-64 - BUILDING DEPARTMENT GENERAL (LOT 188, PLAN C-22)(#219) - At the Committee's meeting on March 25, 1964, it was recommended and later adopted by Council on April 6, 1964, that the Township Solicitor and any member of the Staff that can assist him, investigate the possibility of amending Section 9 of By-law 2813 to overcome the problem and make the intention of this Section of the By-law consistent with the

permission of the Section. The reason for this recommendation was that Councillor Searle pointed out to the Committee that, in his opinion, the intent of Section 9 of By-law 2813 is being abused because, according to a letter from Mr. Greenwood, the intent is to restore an existing building but the wording permits the tearing down and the construction of a completely new building. The Committee considered a copy of a memo from the Township Solicitor in which he pointed out that Section 9 of By-law 2813 should be revoked in toto.

carried

RECOMMENDATION: That a by-law be passed by Council to repeal Section 9 of By-law 2813.

292. **FILE 300-60 - DIVISIONS OF LAND, TOMKEN ROAD (NICHOLSON)** - In August of 1963, the Planning Board approved a division of land on Tomken Road and as a condition a widening of 27' was required across the frontage of the lot to provide an ultimate road width of 120'. This was conveyed to the Municipality and has since been declared part of the road allowance. Since that time, it has been determined that an ultimate road allowance of 86' will suffice on Tomken Road. Therefore, a widening of 10' only is required. The Planning Board instructed Mr. Williams to inform Mr. Nicholson that if he wished the surplus 17' be conveyed back to him that he should make application to the Clerk. Mr. Nicholson has verbally requested that the 17' strip of land across the front of his property be deeded back to him.

carried

RECOMMENDATION: That the necessary steps be taken: (a) to close that portion of Tomken Road which is the 17' which is not required across

the frontage of the Nicholson property; (b) that the 17' be deeded to Mr. Nicholson.

293. FILE 26-64 - ZONING GENERAL (TEXACO TANK FARM) (#243) - At the General Committee's meeting on April 1, 1964, Councillor Harrison requested that the Zoning Department report on the development of the Texaco Tank Farm in relation to the industrial zoning. In a letter dated April 7, 1964, the Director of Development pointed out, "I would respectfully inform you that the operation as presently being conducted by this Company, as shown on the map zoned "M1" are in no way in violation of any of the by-laws administered by this Department". A copy of the map referred to in Mr. Reddington's letter was before the Committee for its information.

Carried

RECOMMENDATION: That the information received from the Zoning Department regarding the development of the Texaco Tank Farm in relation to the industrial zoning, be received and filed.

294. FILE 34-64 - COMMITTEE OF ADJUSTMENT (AGENDAS) - In a letter dated April 8, 1964, the Secretary of the Committee of Adjustment pointed out that he has received a request from a member of Council that his name be included on the mailing list to receive a copy of the Committee of Adjustment agendas. The purpose of the letter was to find out if there are any other members of Council that are desirous of this information.

Carried

RECOMMENDATION: That all members of Council wishing to receive Committee of Adjustment Agendas speak directly to the Secretary-Treasurer of the Committee of Adjustment.

295. FILE O-77-57 - SHELL OIL STATION AT INDIAN GROVE & SOUTH SERVICE ROAD (#198)

At the Committee's meeting on March 18, 1964, representatives of the Shell Oil Company attended to present their proposed scheme for solving the problem with regard to effluent from the service station and restaurant on the South Service Road at Indian Grove. It was decided at that meeting that Dr. Marion Powell of the Peel County Health Unit should be invited to attend the Committee's meeting on March 25, 1964, for the purpose of discussing theShell proposal. Dr. Powell and Mr. Matwichuk attended the Committee's meeting and agreed to consider the Shell proposal. In a letter dated April 10, 1964, Dr. Powell pointed out that she was forwarding a copy of a report received from Proctor and Redfern re the Shell Oil proposal.

RECOMMENDATION: That the Peel County Health Unit be advised that the Township of Toronto is in agreement with the proposal of the Shell Oil Company providing it is installed in accordance with the requirements of the Peel County Health Unit and the requirements as set out in the report on this proposal from Proctor and Redfern dated April 6, 1964.

Carried

296. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (PINE TREES MISSISSAUGA ROAD)

At a recent Council meeting, a letter was received from Mr. Robert Fasken in which it was pointed out that a number of pine trees on Mississauga Road, south of the Queen Elizabeth Highway, in addition to other pine trees in the area, were dying. It was decided that a report should be obtained from the Field Officer of the Credit Valley Conservation

Authority. In a letter dated April 8, 1964, copy of which is contained in the above file, Mr. White of the Credit Valley Conservation Authority commented on this problem. He pointed out that, in his opinion, the cause is not a simple one but is a complex of causes including root damage incurred in the installation of underground utilities, increased compaction of soil due to increase of vehicular traffic, increase in fumes in the air from increased traffic and industrial development, and widespread and often excessive use of salt on the roads. He further suggested that the dead trees should be removed as they are a hazard to life and property and that furtilization applied by tree experts may help prolong the life of some of the pine trees.

RECOMMENDATION: That the information set out in the letter dated April 8, 1964, from Mr. White, Field Officer of the Credit Valley Conservation Authority, regarding the pine tree problem on Mississauga Road, be received and filed; and further, that copies of Mr. White's letter be sent to Peel County Council and Mr. Robert Fasken.

carried

297. FILE T-15534 - JOHN F. McLENNAN (#80) - This proposed plan of subdivision is located in the North Dixie Area north of the Lemcorth and Wharton Developments. A report dated April 17, 1964, from the Township Engineer regarding the provision of storm and sanitary sewer outlets from the McLennan plan, was before the Committee for its consideration. Mr. Anderson attended the Committee's meeting to present his report in greater detail. He pointed out that the best location for the services to conform with the ultimate development would be

on the proposed Bloor Street road allowance over the lands of Wharton and Lemworth. The big difficulty encountered in this regard is that neither Mr. Wharton or Mr. Lemworth are agreeable to working out a satisfactory arrangement for the dedication of the necessary land and the construction at a later date.

carried

RECOMMENDATION: That Mr. Lemworth and Mr. Wharton and Mr. McLennan be invited to attend a General Committee meeting to discuss this problem.

298. FILE 222-61 - SEWER SERVICE AGREEMENT, TOWN OF PORT CREDIT - The Committee considered a report from the Township Engineer dated April 17, 1964, regarding the sewer service agreement between the Town of Port Credit and the Township of Toronto. These negotiations have been carried out to the point where the special committee of Council for Port Credit passed a resolution including a recommendation to this Council. This recommendation was considered by the Township Engineer who suggests that the recommendation is not satisfactory and that the Town of Port Credit should reconsider on the basis of suggestions made in his report. Mr. Anderson attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: The recommendation on this item is in three parts:

carried

1. That the Clerk for the Township of Toronto write to the Clerk of the Town of Port Credit demanding the payment of all of the money owed by Port Credit under the proposed sewer service agreement, plus interest, immediately or the Township of Toronto will take appropriate steps to collect it.

carried

2. That the question of the sewer service agreement between the Town of Port Credit and the Township of Toronto, be referred to the

Ontario Municipal Board for final disposition.

carried

3. That the Township Engineer's report dated April 17, 1964, be adopted, with the exception of (a) part of the Engineer's recommendation; and further, that the rate to be charged be 25.3¢ per thousand gallons.

299. FILE 57-64 - ACQUISITION OF NEWMAN PROPERTY, SPRINGBANK ROAD -

The Committee was reminded that the Township had granted permission to the Ontario Hydro to fill the old gravel pit on the Bengot Subdivision with fly ash. According to a report dated April 9, 1964, from the Township Engineer, a copy of which is contained in the above file, this project is nearing completion and the H.E.P.C. is now looking for additional locations that can be filled with this material. The Township Engineer suggested that we acquire the Newman land to the south for the purpose of enlarging our future park site and for the disposal of fly ash material by the Hydro which would result in the filling of the Newman pit.

carried

RECOMMENDATION: That the Township's Property Agent be authorized to approach Mr. Newman to determine the selling price of these lands; and further, that the Township negotiate with the Hydro regarding the disposal of fly ash material.

300. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS) (#177)

At a recent General Committee meeting, it was decided to obtain comment from the Township Engineer regarding the placing of signs which may encourage the people using the streets in Orchard Heights to travel at speeds of 30 m.p.h. or less. The suggested sign was one that would

signify children in the area. The Committee considered a report from the Township Engineer on this subject dated April 9, 1964, a copy of which is contained in the above file.

RECOMMENDATION: That the Township Engineer's report dated April 9, 1964, be received; and further, that no reduction in speed limit be made in the Orchard Heights Area and only signs being playground or school advance warning signs, be erected. Councillor Searle requested a recorded vote on this recommendation, the results of which were as follows:

carried

Those in favour	Those opposed
Reeve Speck	Councillors Searle
Deputy Reeve Murray	Jenkins
Councillors Harrison	McKechnie
McMillan	
Vignale	
Pickell	

RECOMMENDATION CARRIED.

301. FILE PROJECT 29-63 - ONEIDA CRESCENT STORM SEWER (#1) - The Committee considered a copy of a letter from Mr. John Hickey dated April 7, 1964, an owner of property on Oneida Crescent, and a copy of a report from the Township Engineer dated April 15, 1964, as a result of his consideration of Mr. Hickey's letter. He pointed out in his report that his previous recommendation to proceed with the original proposal incorporating minor outlet modifications as outlined in his report of December 12, 1963, remains unchanged.

carried

RECOMMENDATION: That the project be proceeded with on the basis of the original scheme for which the tenders were called; and further that the outlet might be extended to as near the rear lot line as practically possible in accordance with the Township Engineer's report dated December

12, 1963.

NOTE: This is as recommended by the General Committee at its meeting on January 15, 1964, and adopted by Council at its meeting on January 20, 1964.

302. FILE 10-64 - LICENSING GENERAL (TAXI LICENSE #B-64) (#247) - At a recentCommittee meeting, it was recommended and adopted by Council that License B-64 being a license to operate a taxi, be suspended. In a memo dated March 14, 1964, the Chief of Police pointed out that the reasons for the suspension, no longer exist.

RECOMMENDATION: That the suspension of taxi license B-64, be lifted.

NOTE: This item was dealt with by resolution at the special council meeting on April 22, 1964.

303. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (POLICY RE OPERATION OF COMMUNITY PROJECTS) (#274) -

Councillor McKechnie notified the Committee that representatives of the Malton Memorial Recreation Association Incorporated wish to appear before the General Committee to discuss matters pertaining to the operation of a community recreation project, such as a skating rink which would be constructed jointly by the Municipality and the residents and owned by the Municipality.

RECOMMENDATION: That the Malton Memorial Recreation Association Incorporated be notified that its representatives should arrange an appointment with the Recreation Commission regarding the operation of community recreation project, such as a skating rink which would be constructed jointly by the Municipality and the residents and owned by by the Municipality and the Recreation Commission will in turn report to the General Committee.

Carried

304. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#222) - The Committee was reminded that representatives of the Malton Memorial Recreation Association had attended a meeting on Wednesday, April 1, 1964, regarding assistance from the Municipality for the construction of the community centre in Malton. It was decided at that time that the Clerk should forward a copy of the Municipality's policy of assistance to local groups for the kind of community project proposed by the Malton people and that the Commissioner of Parks & Recreation meet with the Malton people to look at the land they have already optioned and other sites that might be suitable for an arena and community centre." In a letter dated April 14, 1964, Mr. Alan M. Zuker, Solicitor for the Malton Memorial Recreation Association Incorporated, officially requested that assitance be given by the Municipality. Copy of this letter is contained in the above file.

RECOMMENDATION: That the Malton Memorial Recreation Association Incorporated, be advised that the present Council of the Township of Toronto will recommend to the next Council that provision be made for assistance from the Municipality in the amount of $30,000.00 in the years 1965 and 1966 for the construction of a community centre in the Malton area.

carried

305. FILE PROJECT 1-64 - BURNHAMTHORPE FEEDER MAIN, STAGE II (#158) - The Committee considered a report dated April 8, 1964, from the P.U.C. Manager regarding an agreement for an easement over Hydro lands for the Burnhamthorpe Feeder Main. According to the letter, the Commission

does not like clauses 6, 9 and 15. Mr. Kennedy suggests that the easement agreements be executed by the Commission and by Council and that Council undertake to negotiate a new agreement so that the three clauses referred to can be amended. Copies of clauses 6, 9 and 15 of the agreement, were before the Committee for its information.

carried

RECOMMENDATION: That no action be taken on this item until the Staff has had an opportunity to consider it and report back to the General Committee.

306. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#187) - A copy of a report from the Manager of the P.U.C. to the Chairman and Members of the P.U.C. dated March 25, 1964, and a copy of a letter from the Manager of the P.U.C. to the Members of Council dated April 8, 1964, were before the Committee for its consideration. Both attachments were with reference to the per acre levy for water on subdivisions in general and the United Lands Corporation development south of Dundas Highway, in particular.

carried

RECOMMENDATION: That consideration of this item be deferred for a future Committee meeting.

307. FILE 12-64 - PEEL COUNTY HEALTH UNIT (LAKEVIEW PARK PUBLIC SCHOOL PROPERTY)

At the General Committee's meeting on April 13, 1964, Councillor Searle commented on a problem which is apparent in the Lakeview Park Public School Yard. It was decided to request a report from the Peel County Health Unit to determine whether or not there is some kind of pollution

in the yard and if there is, where it is coming from and what can be done to stop it. A report dated April 17, 1964, from A. Matwichuk, Chief Public Health Inspector, was before the Committee for its consideration. Three recommendations were contained in the report:

1. The road side ditches should be cleaned and provided with proper grades.

2. Other means than open ditching should be provided through the school grounds or alter the flow to continue down St. James Street in the direction of Fergus Avenue.

3. Since sanitary sewers are available to residents of St. James Street, it is recommended that the dwellings on this street should be connected to the municipal sewer system thus preventing the pumping of sumps and laundry wastes into the road side ditches.

It was also suggested that the present trailer court may be discharging its sewage from all units into the mentioned underground storm drain. To ascertain this, it will be necessary to dye trace this storm drain and then check it for possible sewage flow. For this purpose, it will be necessary for this Department to have aid of the Township Works Department for supply of water and hose and opening of the man hole covers on Lakeshore Road.

RECOMMENDATION: That the recommendations contained in the report from the Peel County Health Unit dated April 17, 1964, regarding the problem at the Lakeview Park Public School, be adopted; and further;

1. That a copy of the report be sent to the residents on St. James Street along with a request that they connect to the sanitary sewers:

2. That a copy of the report be sent to the South Peel Board of Education for its information;

3. That a copy of the report go to the Township Works Department so that arrangements can be made between the Works Department and the Peel County Health Unit for the further studies necessary to determine whether or not sewage from the trailer court is causing a problem in the area.

308. FILE 7-64 - CLERKS GENERAL (AEROSPACE COUNCIL OF CANADA) (#144) - Mr. J. V. Goodison, President of Aerospace Council of Canada, attended the Committee's meeting on February 19, 1964, and presented a brief that was previously presented to the Government of Canada on the plight of the aircraft manufacturers in Canada and a further brief on the pertinent aspects of the subject as it affects the Township of Toronto. The Committee decided on February 19, 1964, that further consideration would be given at the meeting on February 27, 1964, after the members of the Committee have had an opportunity to study the brief. It was recommended to Council that no endorsement of the brief prepared and submitted by the Aerospace Council of Canada, be given by the Township of Toronto. That recommendation was amended by Council so that it was deferred until further consideration.

Carried

RECOMMENDATION: That further consideration be given to this item at the Committee's next meeting.

309. FILE 98-64 - PETITION FOR CONSTRUCTION OF SANITARY SEWERS ON VESTA DRIVE FROM INGLEWOOD DRIVE TO COTTON DRIVE - The Committee was advised that a petition has been received from the residents for the construction of sanitary sewers andprivate drain connections on Vesta Drive from Inglewood Drive to Cotton Drive, a distance of 360' more or less. The names of thosepersons having signed the petition have been checked and it has been found that 100% of the frontage on the street referred to, has been signed for. The Committee was advised that no provision has been made in the 1964 Capital Budget for these sewers.

carried

RECOMMENDATION: That those ratepayers having signed the petition for the construction of sanitary sewers on Vesta Drive from Inglewood Drive to Cotton Drive, be advised that no provision has been made in the 1964 Capital Budget for this project and that the project will be referred for further consideration within the 1965 Capital Budget.

310. FILE 101-64 - PETITION FOR CONSTRUCTION OF SANITARY SEWERS ON INGLEWOOD DRIVE FROM THE EXISTING SEWER AT THE INTERSECTION OF INGLEWOOD DRIVE & RIVER ROAD TO THE INTERSECTION OF INGLEWOOD DRIVE & VESTA DRIVE -

The Committee was advised that a petition has been received for the construction of sanitary sewers and private drain connections on Inglewood Drive from the existing sewer at the intersection of Inglewood Drive and River Road to the intersection of Inglewood Drive and Vesta Drive. Those persons having signed the petition, have been checked and it has been found that 86.6% of the owners have signed, representing 85.1% of the assessment. The Committee was also advised that no provision has been made in the 1964 Capital Budget for these sewers.

RECOMMENDATION: That those ratepayers having signed the petition for the construction of sanitary sewers on Inglewood Drive from the existing sewer at the intersection of Inglewood Drive and River Road to the intersection of Inglewood Drive and Vesta Drive, be advised that no provision has been made in the 1964 Capital Budget for this project and that the project will be referred for further consideration within the 1965 Capital Budget.

carried

311. FILE PROJECT 15-63 - STORM SEWERS IN THE WOODEDEN DRIVE NORTH (SOUTH) AREA (#158)

The Committee considered a copy of a memo from the Township Engineer dated April 17, 1964, Mr. Anderson pointed out that he had notified the Property Agent that easements required in the Woodeden Drive South Drainage Outlet could not be obtained in exchange for connections to the sewer. He, therefore, suggested that in accordance with his recommendation of February 19, 1964, that the Woodeden Drive South portion of the project, be abandoned. Since Mr. Anderson's letter was received, further information was obtained and the Committee was advised that one of the two property owners had agreed to grant the easement in exchange for a connection to the sewer. The Committee agreed that the project could not be completed without the easement from both properties.

carried

RECOMMENDATION: That the Woodeden Drive South portion of the storm sewer project, be abandoned.

312. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL (RAMP, OGDEN AVENUE) (#277)

At the Committee's meeting on Monday, April 13, 1964, consideration was given to an item referred from the Traffic Safety Council, namely, the safety barrier at the bottom of the ramp on Ogden Avenue. The Safety Council had decided that Sgt. MacDonald should attend the Committee's meeting and present his views on this matter. Sgt. MacDonald was unable to attend the Committee's meeting but the Committee proceeded with its consideration of the item.

carried

RECOMMENDATION: That the Township Engineer consult with Sgt. MacDonald in order to decide the type of barrier that should be constructed at the end of the ramp leading from the overpass to Ogden Avenue and having decided the best type of barrier and the proper location for it, proceed to have the same constructed.

NOTE: The meeting on Wednesday adjourned at 5:15 p.m. to continue on Thursday morning at 9:30 a.m.

The following items of the above report were considered at the Thursday section of the meeting:

308, 309, 310, 311 and 312

Thursday's meeting adjourned at 10:00 a.m.

REPORT ADOPTED:

REEVE

R K Harrison
CHAIRMAN

T 143

RESOLUTION

April 27 SESSION 1964 No.

MOVED BY R. A. Lacle

SECONDED BY

Amendment Clause 300, General Committee Report dated April 22/64.

That the Township Engineer's report dated April 9, 1964 be received, and further that no reduction be made in speed limit in ~~areas~~ residential areas below the Queen Elizabeth Highway, and only signs being playground or school advance warning signs, be erected.

Lost
R R Harrison

5

That the Township Engineer's report dated April 9, 1964 be received, and further that no reductions in speed limit on residential areas below the Queen Elizabeth Highway, and only signs being playground or school advance warning signs, be erected.

Lost
R K Harrison

T 143

RESOLUTION

April 27 SESSION 1964 No.

MOVED BY Chrispy

SECONDED BY

Amendment Clause 3 of Finance Committee Report of April 27/64

Recommendation #1 Be read as follows.

1- That a copy of the report be sent to the residents on St James Ave and to other property owners deemed necessary by the Cal County Health Unit, along with a request that they connect to the sanitary sewers.

Carried
R K Harrison

property owners deemed necessary by the Peel County Health Unit, along with a request that they connect to the sanitary sewers.

Carried
R K Harrison

T 143

RESOLUTION

April 22 SESSION 1964 No.

MOVED BY E B Veale

SECONDED BY

Take Notice that I intend to introduce the following motion at the regular Meeting of Council on Monday April 27.

"Whereas the Council of the Township of Toronto has enacted By-laws 4721 and 4722 re-zoning the properties of the said estates and Walter Kwan from Green Belt to AC.

and Whereas -

these By-laws were enacted on the recommendations of the Township of Toronto Planning Board and the Metropolitan Toronto Planning to correct an inadvertant, arbitrary zoning to Green Belt

and Whereas,-

Green Belt to AC.

and Whereas -

- these By-Laws were enacted on the recommendations of the Township of Toronto Planning Board and the Metropolitan Toronto Planning to correct an inadvertant, arbitrary zoning to Green Belt

and Whereas, -

T 143

RESOLUTION

SESSION 19 No.

MOVED BY

SECONDED BY

- the Metropolitan Conservation Authority is now conducting an engineering study to determine the limits of the flood plain and Green Belt area, and the possible danger to human life and habitations

BE IT RESOLVED that -

the Building Department of the Township of Toronto defer the issuance of all building permits on the subject properties until the said construction has been approved by the Township Engineer, and until he is satisfied that danger from flood does not exist, or until such time as the Metropolitan Conservation study is completed

GENERAL COMMITTEE AGENDA, APRIL 22, 1964

287. FILE 208-60 - Trailers, Township of Toronto (Cedar Grove)

288. FILE OZ-22-63 & FILE T-15827 - Rattray Park Estates

289. FILE OZ-11-63 - Olmin Developments Limited

290. FILE REGISTERED PLAN 549 - Brown & Crump
FILE PROJECT 33-62 - Cooksville Creek Sanitary Trunk Sewer

291. FILE 5-64 - Building Department General (Lot 118, Plan C-12)

292. FILE 300-60 - Divisions of Land, Tomken Road (Nicholson)

293. FILE 25-64 - Zoning General (Texaco Tank Farm)

294. FILE 34-64 - Committee of Adjustment - Agendas

295. FILE O-77-57 - Shell Oil Station at Indian Grove & South Service Road

296. FILE 59-64 - Credit Valley Conservation Authority (Pine trees on Mississauga Road)

297. FILE T-15534 - John F. McLennan

298. FILE 222-61 - Sewer Service Agreement, Port Credit

299. FILE 57-64 - Acquisition of Newman Property, Springbank Road

300. FILE 47-64F- Traffic Safety Council, Speed Limits (Orchard Heights)

301. FILE PROJECT 29-63 - Oneida Crescent Storm Sewer

302. FILE 10-64 - Licensing General (Taxi License #B-64)

303. FILE 96-64 - Malton Memorial Recreation Association (Policy re Operation of Community Projects)

304. FILE 95-64 - Malton Memorial Recreation Association

305. FILE PROJECT 1-64 - Burnhamthorpe Feeder Main, Stage II

306. FILE T-15851 - United Lands Corporation Limited

307. FILE 12-64 - Peel County Health Unit (Lakeview Park Public School Property)

308. FILE 7-64 - Clerks General (Aerospace Council of Canada)

309. FILE 98-64 - Petition for Construction of Sanitary Sewers on Vesta Drive from Inglewood Drive to Cotton Drive

310. FILE 101-64 - Petition for Construction of Sanitary Sewers on Inglewood Drive from the Existing Sewer at the Intersection of Inglewood Drive and River Road to the Intersection of Inglewood Drive and Vesta Drive

311. FILE PROJECT 15-63 - Storm Sewers in the Woodeden Drive North (South) Area

312. FILE 47-64 General - Traffic Safety Council (Ramp, Ogden Avenue)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 22, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, McMillan, Searle, Jenkins, Vignola, McKechnie and Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 18

ITEMS CONSIDERED:

287. FILE 208-60 - TRAILERS, TOWNSHIP OF TORONTO (CEDAR GROVE) - The Committee considered a letter from Pallett and Pallett re Cedar Grove Mobile Home Park Limited. The letter requested an appointment with the General Committee of Council to discuss the possibility of some better arrangement of trailer licensing insofar as travel trailers are affected. A report from the Licensing Inspector dated April 2, 1964, was also before the Committee. Mr. Harrison suggested in his report that Cedar Grove Park set apart from the so called permanent trailer lots, a tourist area on the now vacant lots in the extension for the summer tourist season, June, July and August. They could then be charged a weekly license fee for each trailer lot so used. Mr. Pallett pointed out the problems that are encountered under the present system in that the License Inspector might appear on a day on the first of the month and because some of the vacant lots would have tourist trailers on them which might leave the next day, the park operators would be charged the

monthly license fee of $15.00 for each unit. Some discussion took place on the question of whether or not a license fee should be charged for tourist trailers and whether or not there should be some method of regulating this part of the trailer court operation.

RECOMMENDATION: That no change be made at the present time to the method of licensing trailers; and further, that the Staff report to the General Committee within one month on suggested regulations and license fees for travel trailers.

Carried

288. FILE OZ-28-63 & FILE T-15827 - RATTRAY PARK ESTATES (#240) - At the General Committee's meeting on February 19, 1964, it was recommended and later adopted by Council that the Conservation Authority, consider the purchase of those lands known as the Rattray Estate, south of the northerly limit of the Interprovincial Pipe Line easement and extending westerly approximately 1,000 feet on the westerly limit of the road allowance of Bexhill Road and extending easterly from the east limit of the road allowance of Bexhill Road to the easterly property boundary and comprising some 50 acres more or less, and that the Authority add to this suggested portion, any other lands they consider necessary to insure that the recommended uses of the subject lands can be affected. On February 27, 1964, Mr. Nieman attended Council's meeting requesting that the portion of the Rattray lands remaining after the purchase by the Credit Valley Conservation Authority is completed, be released for processing. The decision on this request was that further consideration be deferred until the report is received from the Conservation Authority.

At the Committee's meeting on April 13, 1964, Councillor McMillan, Chairman of the Credit Valley Conservation Authority, announced that the report from the Authority would be presented at the Committee's meeting on the 22nd of April. Councillors Harrison and McMillan presented the report from the Conservation Authority, after which the following representatives of the Rattray Park Estates attended the Committee's meeting: Mr. Nieman, Mr. Connoly and Mr. Collett. Mr. Harrison, in his comments, pointed out that Mr. Nieman had offered to sell certain lands for $225,000.00 with a condition attached that the lands would not be used for a public park. The Nature Conservancy Council have suggested that the whole property should be purchased and whether it is the whole property or a portion of it, they want the land to be used for a wild life sanctuary or nature conservancy. The Conservation Authority, on the other hand, does not want to purchase the land for any specific use, and further, the Conservation Authority feels that the Nature Conservancy should deal with the Municipality so that the gift toward the purchase of the property from the Nature Conservancy can be used as part of the Township's portion of the purchase price. Prior to the Committee making any recommendation on this item, Mr. Nieman, Mr. Connolly and Mr. Collett attended. Mr. Nieman pointed out that he still wanted a clearance for processing of that portion of the plan that was not purchased by the Conservation Authority. He referred to his offer to sell to the Conservation Authority and further stated that if the Authority was desirous of having additional lands, it would be necessary to take them by expropriation. He stated that he would give the Conservation

Authority until May 15, 1964, to decide what they want and he would appreciate it if the final negotiations were completed by May 30, 1964. After Mr. Nieman and his group left the Committee meeting, further consideration followed and the following recommendation:

RECOMMENDATION: That the Township of Toronto ask the Credit Valley Conservation Authority to consider holding a meeting between representatives of the Credit Valley Conservation Authority, the Nature Conservancy of Canada, Mr. Nieman and the appropriate department of the Provincial Goverment and the Minister of Education, if he can attend, to determine the land in the Rattray Estate that will be purchased and how it is to be paid for and the conditions of purchase and sale.

NOTE: This recommendation was passed in the form of a resolution at a special meeting of Council on April 22, 1964.

289. FILE OZ-11-63 - OLMIN DEVELOPMENTS LIMITED - This is a proposed development for multiple family residential purposes on property located on the north-west corner of the North Service Road and Camilla Road. While this development is not a plan of subdivision, the developer will agree to executing an agreement, one of the clauses of which will be the payment of 5%. Appraisals were received from Dickson Real Estate and Plaus Real Estate setting the value of the property at $268,000.00 and $262,543.45 respectively. The average 5% of these two evaluations is $13,263.58.

RECOMMENDATION: That $13,263.00 be included in the agreement between Olmin Developments and the Township of Toronto as the amount of the 5% cash dedication.

290. FILE REGISTERED PLAN 549 - BROWN & CRAMP
FILE PROJECT 33-62 - COOKSVILLE CREEK SANITARY TRUNK SEWER - The Committee considered a copy of a letter from R. M. Gillespie regarding the O.W.R.C. easement through Brown & Cramp lands, Registered Plan 549. The letter points out that the Township has an agreement which covers Block "A", Registered Plan 549. Because of this agreement, the Township has been requested to be included in the easement agreement as an encumbrancer. This agreement was placed before Council at its last meeting for execution. It was decided not to pass the by-law until further consideration was given regarding the request that the Township be included in the agreement. On April 15, 1964, the Township Solicitor was requested to consider this matter and state whether or not the Township should be included in the agreement. In a memo dated April 15, 1964, a copy of which was before the Committee, Mr. MacDiarmid pointed out, "That this present O.W.R.C. easement does not bind the Township to do anything and it is quite harmless."

RECOMMENDATION: That the by-law to authorize the execution of the grant of easement over Block "A", Registered Plan 549, be passed by Council.

291. FILE 5-64 - BUILDING DEPARTMENT GENERAL (LOT 188, PLAN C-22) (#219) - At the Committee's meeting on March 25, 1964, it was recommended and later adopted by Council on April 6, 1964, that the Township Solicitor and any member of the Staff that can assist him, investigate the possibility of amending Section 9 of By-law 2813 to overcome the problem and make the intention of this Section of the By-law consistent with the

permission of the Section. The reason for this recommendation was that Councillor Searle pointed out to the Committee that, in his opinion, the intent of Section 9 of By-law 2813 is being abused because, according to a letter from Mr. Greenwood, the intent is to restore an existing building but the wording permits the tearing down and the construction of a completely new building. The Committee considered a copy of a memo from the Township Solicitor in which he pointed out that Section 9 of By-law 2813 should be revoked in toto.

Carried

RECOMMENDATION: That a by-law be passed by Council to repeal Section 9 of By-law 2813.

292. FILE 300-60 - DIVISIONS OF LAND, TOMKEN ROAD (NICHOLSON) - In August of 1963, the Planning Board approved a division of land on Tomken Road and as a condition a widening of 27' was required across the frontage of the lot to provide an ultimate road width of 120'. This was conveyed to the Municipality and has since been declared part of the road allowance. Since that time, it has been determined that an ultimate road allowance of 86' will suffice on Tomken Road. Therefore, a widening of 10' only is required. The Planning Board instructed Mr. Williams to inform Mr. Nicholson that if he wished the surplus 17' be conveyed back to him that he should make application to the Clerk. Mr. Nicholson has verbally requested that the 17' strip of land across the front of his property be deeded back to him.

RECOMMENDATION: That the necessary steps be taken: (a) to close that portion of Tomken Road which is the 17' which is not required across

the frontage of the Nicholson property; (b) that the 17' be deeded to Mr. Nicholson.

293. FILE 26-64 - ZONING GENERAL (TEXACO TANK FARM) (#243) - At the General Committee's meeting on April 1, 1964, Councillor Harrison requested that the Zoning Department report on the development of the Texaco Tank Farm in relation to the industrial zoning. In a letter dated April 7, 1964, the Director of Development pointed out, "I would respectfully inform you that the operation as presently being conducted by this Company, as shown on the map zoned "M1" are in no way in violation of any of the by-laws administered by this Department". A copy of the map referred to in Mr. Reddington's letter was before the Committee for its information.

RECOMMENDATION: That the information received from the Zoning Department regarding the development of the Texaco Tank Farm in relation to the industrial zoning, be received and filed.

294. FILE 34-64 - COMMITTEE OF ADJUSTMENT (AGENDAS) - In a letter dated April 8, 1964, the Secretary of the Committee of Adjustment pointed out that he has received a request from a member of Council that his name be included on the mailing list to receive a copy of the Committee of Adjustment Agendas. The purpose of the letter was to find out if there are any other members of Council that are desirous of this information.

RECOMMENDATION: That all members of Council wishing to receive Committee of Adjustment Agendas speak directly to the Secretary-Treasurer of the Committee of Adjustment.

295. FILE C-77-37 - SHELL OIL STATION AT INDIAN GROVE & SOUTH SERVICE ROAD (#198)

At the Committee's meeting on March 18, 1964, representatives of the Shell Oil Company attended to present their proposed scheme for solving the problem with regard to effluent from the service station and restaurant on the South Service Road at Indian Grove. It was decided at that meeting that Dr. Marion Powell of the Peel County Health Unit should be invited to attend the Committee's meeting on March 25, 1964, for the purpose of discussing theShell proposal. Dr. Powell and Mr. Matwichuk attended the Committee's meeting and agreed to consider the Shell proposal. In a letter dated April 10, 1964, Dr. Powell pointed out that she was forwarding a copy of a report received from Proctor and Redfern re the Shell Oil proposal.

RECOMMENDATION: That the Peel County Health Unit be advised that the Township of Toronto is in agreement with the proposal of the Shell Oil Company providing it is installed in accordance with the requirements of the Peel County Health Unit and the requirements as set out in the report on this proposal from Proctor and Redfern dated April 6, 1964.

Carried

296. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (PINE TREES MISSISSAUGA ROAD)

At a recent Council meeting, a letter was received from Mr. Robert Fasken in which it was pointed out that a number of pine trees on Mississauga Road, south of the Queen Elizabeth Highway, in addition to other pine trees in the area, were dying. It was decided that a report should be obtained from the Field Officer of the Credit Valley Conservation

Authority. In a letter dated April 8, 1964, copy of which is contained in the above file, Mr. White of the Credit Valley Conservation Authority commented on this problem. He pointed out that, in his opinion, the cause is not a simple one but is a complex of causes including root damage incurred in the installation of underground utilities, increased compaction of soil due to increase of vehicular traffic, increase in fumes in the air from increased traffic and industrial development, and widespread and often excessive use of salt on the roads. He further suggested that the dead trees should be removed as they are a hazard to life and property and that furtilization applied by tree experts may help prolong the life of some of the pine trees.

RECOMMENDATION: That the information set out in the letter dated April 8, 1964, from Mr. White, Field Officer of the Credit Valley Conservation Authority, regarding the pine tree problem on Mississauga Road, be received and filed; and further, that copies of Mr. White's letter be sent to Peel County Council and Mr. Robert Fasken.

297. FILE T-15534 - JOHN F. McLENNAN (#80) - This proposed plan of subdivision is located in the North Dixie Area north of the Lemworth and Wharton Developments. A report dated April 17, 1964, from the Township Engineer regarding the provision of storm and sanitary sewer outlets from the McLennan plan, was before the Committee for its consideration. Mr. Anderson attended the Committee's meeting to present his report in greater detail. He pointed out that the best location for the services to conform with the ultimate development would be

on the proposed Bloor Street road allowance over the lands of Wharton and Lenworth. The big difficulty encountered in this regard is that neither Mr. Wharton or Mr. Lenworth are agreeable to working out a satisfactory arrangement for the dedication of the necessary land and the construction at a later date.

carried

RECOMMENDATION: That Mr. Lenworth and Mr. Wharton and Mr. McLennan be invited to attend a General Committee meeting to discuss this problem.

298. FILE 222-61 - SEWER SERVICE AGREEMENT, TOWN OF PORT CREDIT - The Committee considered a report from the Township Engineer dated April 17, 1964, regarding the sewer service agreement between the Town of Port Credit and the Township of Toronto. These negotiations have been carried out to the point where the special committee of Council for Port Credit passed a resolution including a recommendation to this Council. This recommendation was considered by the Township Engineer who suggests that the recommendation is not satisfactory and that the Town of Port Credit should reconsider on the basis of suggestions made in his report. Mr. Anderson attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the Clerk for the Township of Toronto write to the Clerk of the Town of Port Credit demanding the payment of all of the money owed by Port Credit under the sewer service agreement, plus interest, immediately or the Township of Toronto will take appropriate steps to collect it.

carried

2. That the question of the sewer service agreement between the Town of Port Credit and the Township of Toronto, be referred to the

Ontario Municipal Board for final disposition.

carried

3. That the Township Engineer's report dated April 17, 1964, be adopted, with the exception of (a) part of the Engineer's recommendation; and further, that the rate to be charged be 25.2¢ per thousand gallons.

299. FILE 57-64 - ACQUISITION OF NEWMAN PROPERTY, SPRINGBANK ROAD -

The Committee was reminded that the Township had granted permission to the Ontario Hydro to fill the old gravel pit on the Bengot Subdivision with fly ash. According to a report dated April 9, 1964, from the Township Engineer, a copy of which is contained in the above file, this project is nearing completion and the H.E.P.C. is now looking for additional locations that can be filled with this material. The Township Engineer suggested that we acquire the Newman land to the south for the purpose of enlarging our future park site and for the disposal of fly ash material by the Hydro which would result in the filling of the Newman pit.

RECOMMENDATION: That the Township's Property Agent be authorized to approach Mr. Newman to determine the selling price of these lands; and further, that the Township negotiate with the Hydro regarding the disposal of fly ash material.

carried

300. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS) (#177)

At a recent General Committee meeting, it was decided to obtain comment from the Township Engineer regarding the placing of signs which may encourage the people using the streets in Orchard Heights to travel at speeds of 30 m.p.h. or less. The suggested sign was one that would

signify children in the area. The Committee considered a report from the Township Engineer on this subject dated April 9, 1964, a copy of which is contained in the above file.

RECOMMENDATION: That the Township Engineer's report dated April 9, 1964, be received; and further, that no reduction in speed limit be made in the Orchard Heights Area and only signs being playground or school advance warning signs, be erected. Councillor Searle requested a recorded vote on this recommendation, the results of which were as follows:

Carried

Those in favour	Those opposed
Reeve Speck	Councillors Searle
Deputy Reeve Murray	Jenkins
Councillors Harrison	McKechnie
McMillan	
Vignale	
Pickell	

RECOMMENDATION CARRIED.

301. FILE PROJECT 29-63 - ONEIDA CRESCENT STORM SEWER (#1) - The Committee considered a copy of a letter from Mr. John Hickey dated April 7, 1964, an owner of property on Oneida Crescent, and a copy of a report from the Township Engineer dated April 15, 1964, as a result of his consideration of Mr. Hickey's letter. He pointed out in his report that his previous recommendation to proceed with the original proposal incorporating minor outlet modifications as outlined in his report of December 12, 1963, remains unchanged.

RECOMMENDATION: That the project be proceeded with on the basis of the original scheme for which the tenders were called; and further that the outlet might be extended to as near the rear lot line as practically possible in accordance with the Township Engineer's report dated December

12, 1963.

NOTE: This is as recommended by the General Committee at its meeting on January 15, 1964, and adopted by Council at its meeting on January 20, 1964.

302. FILE 10-64 - LICENSING GENERAL (TAXI LICENSE #B-64) (#247) - At a recentCommittee meeting, it was recommended and adopted by Council that License B-64 being a license to operate a taxi, be suspended. In a memo dated March 14, 1964, the Chief of Police pointed out that the reasons for the suspension, no longer exist.

RECOMMENDATION: That the suspension of taxi license B-64, be lifted.

NOTE: This item was dealt with by resolution at the spetial council meeting on April 22, 1964.

303. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (POLICY RE OPERATION OF COMMUNITY PROJECTS) (#274) -

Councillor McKechnie notified the Committee that representatives of the Malton Memorial Recreation Association Incorporated wish to appear before the General Committee to discuss matters pertaining to the operation of a community recreation project, such as a skating rink which would be constructed jointly by the Municipality and the residents and owned by the Municipality.

RECOMMENDATION: That the Malton Memorial Recreation Association Incorporated be notified that its representatives should arrange an appointment with the Recreation Commission regarding the operation of community recreation project, such as a skating rink which would be constructed jointly by the Municipality and the residents and owned by by the Municipality and the Recreation Commission will in turn report to the General Committee.

Carried

304. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#222) - The Committee was reminded that representatives of the Malton Memorial Recreation Association had attended a meeting on Wednesday, April 1, 1964, regarding assistance from the Municipality for the construction of the community centre in Malton. It was decided at that time, that the Clerk should forward a copy of the Municipality's policy of assistance to local groups for the kind of community project proposed by the Malton people and that the Commissioner of Parks & Recreation meet with the Malton people to look at the land they have already optioned and other sites that might be suitable for an arena and community centre." In a letter dated April 14, 1964, Mr. Alan M. Zuker, Solicitor for the Malton Memorial Recreation Association Incorporated, officially requested that assitance be given by the Municipality. Copy of this letter is contained in the above file.

RECOMMENDATION: That the Malton Memorial Recreation Association Incorporated, be advised that the present Council of the Township of Toronto will recommend to the next Council that provision be made for assistance from the Municipality in the amount of $30,000.00 in the years 1968 and 1969 for the construction of a community centre in the Malton area.

carried

305. FILE PROJECT 1-64 - BURNHAMTHORPE FEEDER MAIN, STAGE II (#158) - The Committee considered a report dated April 8, 1964, from the P.U.C. Manager regarding an agreement for an easement over Hydro lands for the Burnhamthorpe Feeder Main. According to the letter, the Commission

does not like clauses 6, 9 and 15. Mr. Kennedy suggests that the easement agreements be executed by the Commission and by Council and that Council undertake to negotiate a new agreement so that the three clauses referred to can be amended. Copies of clauses 6, 9 and 15 of the agreement, were before the Committee for its information.

RECOMMENDATION: That no action be taken on this item until the Staff has had an opportunity to consider it and report back to the General Committee.

306. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#187) - A copy of a report from the Manager of the P.U.C. to the Chairman and Members of the P.U.C. dated March 25, 1964, and a copy of a letter from the Manager of the P.U.C. to the Members of Council dated April 8, 1964, were before the Committee for its consideration. Both attachments were with reference to the per acre levy for water on subdivisions in general and the United Lands Corporation development south of Dundas Highway, in particular.

RECOMMENDATION: That consideration of this item be deferred for a future Committee meeting.

307. FILE 12-64 - PEEL COUNTY HEALTH UNIT (LAKEVIEW PARK PUBLIC SCHOOL PROPERTY)

At the General Committee's meeting on April 13, 1964, Councillor Searle commented on a problem which is apparent in the Lakeview Park Public School Yard. It was decided to request a report from the Peel County Health Unit to determine whether or not there is some kind of pollution

in the yard and if there is, where it is coming from and what can be done to stop it. A report dated April 17, 1964, from A. Matwichuk, Chief Public Health Inspector, was before the Committee for its consideration. Three recommendations were contained in the report:

1. The road side ditches should be cleaned and provided with proper grades.

2. Other means than open ditching should be provided through the school grounds or alter the flow to continue down St. James Street in the direction of Fergus Avenue.

3. Since sanitary sewers are available to residents of St. James Street, it is recommended that the dwellings on this street should be connected to the municipal sewer system thus preventing the pumping of sumps and laundry wastes into the road side ditches.

It was also suggested that the present trailer court may be discharging its sewage from all units into the mentioned underground storm drain. To ascertain this, it will be necessary to dye trace this storm drain and then check it for possible sewage flow. For this purpose, it will be necessary for this Department to have aid of the Township Works Department for supply of water and hose and opening of the man hole covers on Lakeshore Road.

RECOMMENDATION: That the recommendations contained in the report from the Peel County Health Unit dated April 17, 1964, regarding the problem at the Lakeview Park Public School, be adopted; and further;

1. That a copy of the report be sent to the residents on St. James Street along with a request that they connect to the sanitary sewers;

2. That a copy of the report be sent to the South Peel Board of Education for its information;

3. That a copy of the report go to the Township Works Department so that arrangements can be made between the Works Department and the Peel County Health Unit for the further studies necessary to determine whether or not sewage from the trailer court is causing a problem in the area.

308. FILE 7-64 - CLERKS GENERAL (AEROSPACE COUNCIL OF CANADA) (1964) - Mr. J. V. Goodison, President of Aerospace Council of Canada, attended the Committee's meeting on February 19, 1964, and presented a brief that was previously presented to the Government of Canada on the plight of the aircraft manufacturers in Canada and a further brief on the pertinent aspects of the subject as it affects the Township of Toronto. The Committee decided on February 19, 1964, that further consideration would be given at the meeting on February 27, 1964, after the members of the Committee have had an opportunity to study the brief. It was recommended to Council that no endorsement of the brief prepared and submitted by the Aerospace Council of Canada, be given by the Township of Toronto. That recommendation was amended by Council so that it was deferred until further consideration.

Carried

RECOMMENDATION: That further consideration be given to this item at the Committee's next meeting.

309. FILE 98-64 - PETITION FOR CONSTRUCTION OF SANITARY SEWERS ON VESTA DRIVE FROM INGLEWOOD DRIVE TO COTTON DRIVE - The Committee was advised that a petition has been received from the residents for the construction of sanitary sewers andprivate drain connections on Vesta Drive from Inglewood Drive to Cotton Drive, a distance of 360' more or less. The names of those persons having signed the petition have been checked and it has been found that 100% of the frontage on the street referred to, has been signed for. The Committee was advised that no provision has been made in the 1964 Capital Budget for these sewers.

carried

RECOMMENDATION: That those ratepayers having signed the petition for the construction of sanitary sewers on Vesta Drive from Inglewood Drive to Cotton Drive, be advised that no provision has been made in the 1964 Capital Budget for this project and that the project will be referred for further consideration within the 1965 Capital Budget.

310. FILE 101-64 - PETITION FOR CONSTRUCTION OF SANITARY SEWERS ON INGLEWOOD DRIVE FROM THE EXISTING SEWER AT THE INTERSECTION OF INGLEWOOD DRIVE & RIVER ROAD TO THE INTERSECTION OF INGLEWOOD DRIVE & VESTA DRIVE -

The Committee was advised that a petition has been received for the construction of sanitary sewers and private drain connections on Inglewood Drive from the existing sewer at the intersection of Inglewood Drive and River Road to the intersection of Inglewood Drive and Vesta Drive. Those persons having signed the petition, have been checked and it has been found that 86.6% of the owners have signed, representing 85.1% of the assessment. The Committee was also advised that no provision has been made in the 1964 Capital Budget for these sewers.

RECOMMENDATION: That those ratepayers having signed the petition for the construction of sanitary sewers on Inglewood Drive from the existing sewer at the intersection of Inglewood Drive and River Road to the intersection of Inglewood Drive and Vesta Drive, be advised that no provision has been made in the 1964 Capital Budget for this project and that the project will be referred for further consideration within the 1965 Capital Budget.

carried

311. FILE PROJECT 15-63 - STORM SEWERS IN THE WOODEDEN DRIVE NORTH (SOUTH) AREA (#158)

The Committee considered a copy of a memo from the Township Engineer dated April 17, 1964, Mr. Anderson pointed out that he had notified the Property Agent that easements required in the Woodeden Drive South Drainage Outlet could not be obtained in exchange for connections to the sewer. He, therefore, suggested that in accordance with his recommendation of February 19, 1964, that the Woodeden Drive South portion of the project, be abandoned. Since Mr. Anderson's letter was received, further information was obtained and the Committee was advised that one of the two property owners had agreed to grant the easement in exchange for a connection to the sewer. The Committee agreed that the project could not be completed without the easement from both properties.

carried

RECOMMENDATION: That the Woodeden Drive South portion of the storm sewer project, be abandoned.

312. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL (RAMP, OGDEN AVENUE) (#277)

At the Committee's meeting on Monday, April 13, 1964, consideration was given to an item referred from the Traffic Safety Council, namely, the safety barrier at the bottom of the ramp on Ogden Avenue. The Safety Council had decided that Sgt. MacDonald should attend the Committee's meeting and present his views on this matter. Sgt. MacDonald was unable to attend the Committee's meeting but the Committee proceeded with its consideration of the item.

RECOMMENDATION: That the Township Engineer consult with Sgt. MacDonald in order to decide the type of barrier that should be constructed at the end of the ramp leading from the overpass to Ogden Avenue and having decided the best type of barrier and the proper location for it, proceed to have the same constructed.

Carried

NOTE: The meeting on Wednesday adjourned at 5:15 p.m. to continue on Thursday morning at 9:30 a.m.

The following items of the above report were considered at the Thursday section of the meeting:

308, 309, 310, 311 and 312

Thursday's meeting adjourned at 10:00 a.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

April 27 SESSION 19 64 No.

MOVED BY C B Keele

SECONDED BY

Take notice that at the next regular meeting of Council on Monday, May 4th, I intend to introduce the following motion:

"WHEREAS The Municipal Act provides that a Municipality may enact a By Law to provide for the licensing of companies engaged in the distribution of hand bills and advertisements

BE IT RESOLVED THAT The Township Solicitor be instructed to draft a By Law enabling the Township to license any and all companies distributing hand bills and advertisements to households in the Municipality

Cooksville, Ontario,
April 27, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers onApril 27th, 1964, commencing at 7:30 p.m. The following members were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors V. Vignale, R. K. Harrison, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer, K. MacDiarmid, Solicitor and D. J. Williams, Planning Director.

Minutes of meeting held on April 20th were adopted as read.

DEPUTATIONS

RE: OZ-20-63 - UNITED LANDS CORPORATION LIMITED - This is an application requesting an amendment to the Zoning By-law from Industrial to "AC" on a parcel of land located on the east side of the Oakville Town Line, 86' south of the Hydro Electric Power Commission's lands. The location of this property was outlined on a map by the Planning Director, who explained that it was proposed to erect a service station on this site. No one appeared to speak for or against this application.

RE: OZ-21-63 - SAMLOR CONSTRUCTION LIMITED - This is a request to rezone part of proposed plan of subdivision T-16069 from "R2" to "R3". The Planning Director outlined the location of these lands on the east side of Clarkson Road South, midway between Orr Road and Sunningdale Bend. Mr. Roy Perry, whose property adjoins the subject lands, stated that he had no objection to the proposed re-zoning. This matter was dealt with by resolution.

RE: FILE OZ-28-63 and File T-15827 - RATTRAY PARK ESTATES - Mr. Nieman, representing Rattray Park Estates, asked that Council take a definite stand to see that no part of this land should become a public park. He stated that his clients are opposed to it being open to the public as are the ratepayers and The Nature Conservancy Council. He feels that the control of this land should be such that its use can be restricted so that the remainder of the lands would not be adversely affected. He expressed fear that if the land is acquired by

a public authority they would not have control to maintain the land in the form desired by the ratepayers and his clients.

The Reeve advised Mr. Nieman that Council could only pass on their comments and that the rules governing the use of the property could only be laid down by the Authority acquiring the land.

Councillor Harrison advised that in compliance with Resolution #78 passed by Council on April 22, 1964, a meeting has been arranged with the Minister of Education for 2:00 p.m. on Monday, May 4th, in the Speaker's Office in the Parliament Buildings and extended an invitation to Mr. Nieman to be present at this meeting when the matter will be discussed with all authorities concerned.

RE: FILE T-11991 - DALEWOOD INVESTMENTS LIMITED - Mr. Pivnick appeared on behalf of the developer and pointed out that the matter of the Separate School site had not been finalized due to the School Board being unable to proceed at this time, and he suggested that it was unfair to hold up registration of the subdivision because of this one item. After considerable discussion Mr. Pivnick agreed to submit to the Corporation a letter stating that his client would offer the School site to the Separate School Board for the same price set by arbitration in the expropriation of the public school site. The Reeve advised Mr. Pivnick that Council would give consideration to releasing this plan to the Ontario Municipal Board for registration. This matter was dealt with by resolution Number 81, upon receipt of the letter from Mr. Pivnick.

RE: TOWNSHIP INDUSTRIAL FILM - Mrs. Mary Fix, a former Reeve of the Township, commended the Council on their initiative and foresight in preparing the new industrial film and lauded their decision to have the Reeve present this film in major cities of Europe, which tour is being made with the full co-operation of both the Provincial and Federal Trade Departments. She stressed the great importance of maintaining a satisfactory ratio between Industrial-Commercial and Residential assessment and felt that Council's actions in endeavouring to encourage industry to come into the Township were highly commendable. She extended congratulations to all those connected with the production of the film, including the Township Staff, the Industrial Committee and members of the Council.

Mrs. Fix expressed her confidence that the Reeve will do a magnificent job on his mission in Europe. She stated that "Canada" is a magic word in Europe and presented to the Reeve a sterling silver maple leaf lapel pin which she asked him to wear with pride during his tour abroad.

The Reeve thanked Mrs. Fix on behalf of himself and members of Council for her remarks and sincere good wishes for himself and the Township, and for the good-will charm presented to him.

COMMUNICATIONS

Metropolitan Toronto and Region Transportation Study - letter soliciting the support of Council in carrying out an investigation of the movement of persons and vehicles in this region. A motion was made that Council co-operate as requested.

County of Peel - Letter enclosing a list of anticipated Government Subsidies that County Departments will receive this year. Information to be received.

Mr. & Mrs. G. P. Wright - Letter commending Mr. M. Jeffrey, Mr. Cunningham and the Works Department staff for their co-operation during floods prior to the installation of storm sewers in the Woodeden Drive N. area. Letter to be received and a copy to be sent to the Township Works Department.

S. B. McLaughlin Associates Limited - Letter objecting to By-law 4705 of the Township of Toronto and requesting an opportunity to be heard by the Ontario Municipal Board prior to the approval of this by-law. Letter to be received.

S. B. McLaughlin Associates Limited - Letter objecting to by-law 4706 of the Township of Toronto and requesting an opportunity to be heard by the Ontario Municipal Board prior to the approval of this by-law. Letter to be received.

S. B. McLaughlin Associates Limited - Letter objecting to By-law 4707 of the Township of Toronto and requesting an opportunity to be heard by the Ontario Municipal Board prior to the approval of this by-law. Letter to be received.

S. B. McLaughlin Associates Limited - Letter objecting to By-law 4708 of the Township of Toronto and requesting an opportunity to be heard by the Ontario Municipal Board prior to the approval of this by-law. Letter to be received.

Mrs. P. Champness, 1523 Blanefield Road - Letter complaining that trucks are being parked in residential driveways and causing a disturbance in the immediate neighbourhood. Councillor Vignale made a verbal motion that Mrs. Champness be advised that a case is presently before the Courts against the offender in this instance.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into committee for presentation of Committee Reports; Councillor Harrison in the Chair.

GENERAL COMMITTEE REPORT DATED APRIL 22nd, 1964

RE: ITEM # 300 - FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS)

Councillor Searle proposed the following amendment to the recommendation on this item:

> "That the Township Engineer's report dated April 9, 1964, be received; and further, that no reduction be made in speed limit in residential areas below the Queen Elizabeth Highway, and only signs being playground or school advance warning signs, be erected."

A recorded vote was requested on this amendment, with the following results:

Those in favour	Those opposed
Councillor Vignale	Councillor Harrison
Reeve Speck	Deputy-Reeve Murray
Councillor McMillan	Councillor McKechnie
	Councillor Pickell
	Councillor Searle

THE AMENDMENT WAS DEFEATED - 3 -5

The recommendation as written was then voted on with the following recorded vote:

Those in favour	Those opposed
Councillor Vignale	Deputy-Reeve Murray
Councillor Harrison	Councillor McKechnie
Reeve Speck	Councillor Searle
Councillor McMillan	
Councillor Pickell	

RECOMMENDATION CARRIED - 5 -3

RE: ITEM #307 - FILE 12-64 - PEEL COUNTY HEALTH UNIT (LAKEVIEW PARK PUBLIC SCHOOL PROPERTY)

Part (1) of the recommendation on this item was amended to read as follows:

> "That a copy of the report be sent to the residents on St. James Ave. and to other property owners deemed necessary by the Peel County Health Unit, along with a request that they connect to the sanitary sewers."

A copy of the General Committee Report with the amendment thereto, is attached to these minutes.

A motion for recess was made at 9:10 p.m. and the meeting re-convened at 9:30 p.m.

UNFINISHED BUSINESS

RE: SPEED LIMITS - Deputy-Reeve Murray advised that he intends to bring this matter before General Committee for, inasmuch as Council has seen fit to leave speed limits in the south at 30 miles per hour and the vote has been recorded, and inasmuch as one of the Councillors voting for this has a 25 mile per hour speed limit in his area, the Committee should consider 30 m.p.h. throughout the Township.

BY-LAWS

A By-law to repeal by-law number 4380 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4737.

A By-law to relieve the owners of certain farm lands from the special assessments imposed prior to January 1, 1964, under The Local Improvement Act in respect of the owners portion of the construction of watermains, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4738.

A By-law to execute a Grant of Easement (part Lots 9 and 10, C.I.R.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4739.

A By-law to execute a Grant of Easement (part Block "D", Registered Plan 501) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4740.

By-law 4581 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $22,500. for the purposes of The South Peel Board of Education, was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $22,500.00 pending the issue and sale of debentures (School site Oak Ridge Farm Area) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4741.

By-law 4532 being a by-law to authorize the construction of a watermain, Township of Toronto, at an estimated total cost of $4,000.00 (on Atwater Ave.) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law 4665 being a by-law to authorize the construction of a watermain, Township of Toronto, at an estimated total cost of $1,600.00 (on Ravine Drive) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law 4669 being a by-law to authorize the construction of a watermain, Township of Toronto, at an estimated total cost of $2,060.00 (on Glenwood Drive) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law 4670, being a by-law to authorize the construction of a watermain, Township of Toronto at an estimated total cost of $2,900.00 (on Dundas St.) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $10,560.00 pending the issue and sale of debentures (for projects outlined in by-laws 4532, 4665, 4669, 4670) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4742.

By-law to establish certain lands as parts of a municipal highway (Indian Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4743.

A By-law to authorize execution of an agreement between the Corporation of the Township of Toronto and Proctor & Redfern (Sewer outfall for File T-11991 - Dalewood) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4744.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway (from Ontario Research Foundation being parts of Lots 33 and 34, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4745.

MOTIONS

Moved by: R. K. Harrison #80
Seconded by: R. K. McMillan

RESOLVED that General Committee Report dated April 22, 1964, be adopted as amended in part (1) of item 307.

CARRIED

Moved by: C. M. Murray #81
Seconded by: R. K. Harrison

AND RESOLVED that proposed plan of subdivision T-11991 Dalewood Investments be released to The Ontario Municipal Board for registration; and further, that the Board be advised that all conditions have been met to the satisfaction of the Township of Toronto.

CARRIED

Moved by: R. K. Harrison #82
Seconded by: Victor Vignale

AND RESOLVED that the application of Sanlor Construction Limited for a change in zoning from "R2" to "R3" part of Lot 28, Concession 3, S.D.S., be approved.

CARRIED

Moved by: Victor Vignale #83
Seconded by: R. K. Harrison

WHEREAS By-law 4705 has been processed in accordance with the procedure laid down by The Ontario Municipal Board; and

WHEREAS an objection has been received to the passing of this by-law from S. B. McLaughlin Associates Limited; and

WHEREAS the objection has been considered by the Council for the Township of Toronto which finds the objection to be such that it has no dispute with the proposed changes to the Zoning By-law;

THEREFORE BE IT RESOLVED that an application be made to the Ontario Municipal Board for approval of By-law 4705, being an amendment to by-law 2813.

CARRIED

Moved by: R. A. Searle #84
Seconded by: C. M. Murray

WHEREAS By-law 4706 has been processed in accordance with the procedure laid down by the Ontario Municipal Board; and

WHEREAS an objection has been received to the passing of this by-law from S. B. McLaughlin Associates Limited; and

WHEREAS the objection has been considered by the Council for the Township of Toronto which finds the objection to be such that it has no dispute with the proposed changes to the Zoning By-law;

THEREFORE BE IT RESOLVED THAT an application be made to The Ontario Municipal Board for approval of By-law 4706, being an amendment to By-law 2813.

CARRIED

Moved by: R. A. Searle #85
Seconded by: C. M. Murray

WHEREAS By-law 4707 has been processed in accordance with the procedure laid down by the Ontario Municipal Board; and

WHEREAS an objection has been received to the passing of this by-law from S. B. McLaughlin Associates Limited; and

WHEREAS the objection has been considered by the Council for the Township of Toronto which finds the objection to be such that it has no dispute with the proposed changes to the Zoning By-law;

THEREFORE BE IT RESOLVED that an application be made to The Ontario Municipal Board for approval of By-law 4707, being an amendment to By-law 2813.

CARRIED

Moved by: R. K. Harrison #86
Seconded by: Victor Vignale

WHEREAS By-law 4708 has been processed in accordance with the procedure laid down by The Ontario Municipal Board; and

WHEREAS an objection has been received to the passing of this by-law from S. B. McLaughlin Associates Limited; and

WHEREAS the objection has been considered by the Council for the Township of Toronto which finds the objection to be such that it has no dispute with the proposed changes to the Zoning By-law;

THEREFORE BE IT RESOLVED that an application be made to the Ontario Municipal Board for approval of By-law 4708, being an amendment to By-law 2813.

CARRIED

Moved by: R. K. McMillan #87
Seconded by: Frank J. McKechnie

AND RESOLVED that Lucie Harding, having been employed with the Township of Toronto Library Board two years or more, be considered a permanent employee for purposes of and as defined by The Unemployment Insurance Act.

CARRIED

Moved by: R. K. McMillan #88
Seconded by: Frank J. McKechnie

AND RESOLVED that Velma Kennedy, having been employed with the Township of Toronto two years or more, be considered a permanent employee for purposes of and as defined by the Unemployment Insurance Act.

CARRIED

Moved by: R. A. Searle #89
Seconded by: Frank J. McKechnie

WHEREAS the Council of the Township of Toronto has enacted By-laws 4721 and 4722 rezoning the properties of the Card Sisters and Walter Dean from Greenbelt to "AC1";

AND WHEREAS these by-laws were enacted on the recommendation of the Township of Toronto Planning Board and the Metropolitan Toronto Planning Board to correct an inadvertent arbitrary zoning to Greenbelt;

AND WHEREAS the Metropolitan Conservation Authority is now conducting an engineering study to determine the limits of the flood plain and greenbelt area, and the possible danger to human life and habitation;

BE IT RESOLVED that the Building Department of the Township of Toronto defer the issuance of all building permits on the subject properties until the said construction has been approved by the Township Engineer, and until he is satisfied that danger from flood does not exist, or until such time as the Metropolitan Conservation study is completed.

NOTE: Before the vote was taken on this motion, Councillor Searle asked for and was granted permission to amend part 4 to read as follows:

"BE IT RESOLVED that the Building Department of the Township of Toronto defer the issuance of all building permits on that portion of the subject properties previously zoned "Greenbelt" until the said construction has been approved by the Township Engineer and until he is satisfied that danger from flood does not

exist, or until such time as the Metropolitan Conservation report is completed."

A recorded vote was requested on this motion with the following results:

Those in favour	Those opposed
Deputy-Reeve Murray	Councillor Vignale
Reeve Speck	Councillor Harrison
Councillor McMillan	
Councillor McKechnie	
Councillor Pickell	
Councillor Searle	

MOTION CARRIED - 6-2

In the discussion regarding the preceding motion, Councillor Searle stated that the purpose of the motion was to ensure that no construction would take place on land which might become unsafe in the future.

Councillor Vignale expressed confidence in the Township Building Department with respect to issuing building permits and stated that if there is concern about building on the subject properties, then the by-laws to rezone same should not have been passed until the Conservation Report is completed.

Both the Reeve and Deputy-Reeve stated that it is normal practice for the Building Department to make a thorough investigation before issuing a building permit and they had no objection to the motion.

NOTICE OF MOTION

The following Notice of Motion was proposed by Councillor Searle:

"TAKE NOTICE THAT at the next regular meeting of Council on Monday, May 4th, I intend to introduce the following motion:

'WHEREAS the Municipal Act provides that a Municipality may enact a by-law to provide for the licensing of companies engaged in the delivery of hand bills and advertisements;

BE IT RESOLVED that the Township Solicitor be instructed to draft a by-law enabling the Township to license any and all companies distributing hand bills and advertisements to householders in the Municipality.'"

FORTHCOMING MEETINGS

Wednesday	April 29	9:00 a.m.	Budget discussions
"	"		General Committee to follow
Thursday	" 30	-	General Committee
Thursday	April 30	3:30 p.m.	Street appearance Committee
Thursday	April 30	7:00 p.m.	Meeting with Town of Port Credit and Streetsville re sanitary landfill
Thursday	April 30	8:00 p.m.	Meeting with Port Credit and Streetsville for discussion re amalgamation
Monday	May 4	1:30 p.m.	Council meeting
Thursday	May 7	9:30 a.m.	At Westbury Hotel - joint meeting with Association of Ontario Counties and Ontario Municipal Association - theme of the meeting is "County and City - Neighbours or strangers"
(Tuesday (Thursday	May 5 May 7		Community Centre Committee to interview architects.
	May 5	4:30 p.m.	Salary Committee - (Pickell, Murray and Harrison)

The meeting adjourned at 10:15 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA, APRIL 30, 1964

313. FILE 47-64 GENERAL - Traffic Safety Council (Report)

314. FILE 47-64C - Traffic Safety Council, Sidewalks

315. FILE 91-64 - Sewers General (Liquid Cargo Company)

316. FILE 116-63 - Crestview Cemetery

317. FILE 27-64 - Subdivisions General (Underground Wiring)

318. FILE T-16227 - Greenhall Construction

319. FILE 7-64 - Clerks General (Town of Newmarket)

320. FILE 47-64E - Traffic Safety Council, School Buses & Crossing Guards

321. FILE 8-64 - Complaints (Dog Licenses)

322. FILE T-14356 - Erindale Developments

323. FILE 137-61 - Cemeteries (Grahamsville Cemetery)

324. FILE OZ-9-64 - Erdam Construction Company Limited

325. FILE 9-64 - Library Board General (Architect Fees)

326. FILE 12-60 - Air Pollution Control

327. FILE 12-60 - Air Pollution Control

328. FILE AMENDMENT NO. 168 to the Official Plan of the Township of Toronto Planning Area

329. FILE 39-64 - Conventions (Community Planning Association of Canada)

330. FILE 105-61 - Etobicoke Township By-laws

331. FILE 263-60 - Parklawn Cemetery

332. FILE T-15143 - P. Stelmach

333. FILE BY-LAW 4596 - Industrial Zoning By-law

334. FILE 17-60 - Erindale Sanitary Landfill Project

335. FILE 91-62 - Establishment of a Humane Society

336. FILE 26-64 - Zoning General (Semi-Detached Houses)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

APRIL 30, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vignale. Jenkins, McMillan, Searle, Pickell & Harrison.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 19

ITEMS CONSIDERED:

313. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL (REPORT) (#277) -

The Committee considered a copy of a report from the meeting of the Traffic Safety Council held on April 15, 1964. Item #35 was considered; this being the only item on the report requiring consideration by the General Committee. The subject of Item #35 is the sidewalk pattern from the slip-off at the Queen Elizabeth Way and Cawthra Road to the slip-off at the Queen Elizabeth Way and Dixie Road and to the need for sidewalk safety as required by pedestrian traffic coming from the Rometown Subdivision.

RECOMMENDATION: That part 3 of the Traffic Safety Council's recommendation on Item #35, be adopted to authorize the pedestrian traffic counts by the Police Department in the area being considered by the Sidewalk Committee.

314. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (#277) - At the General Committee's meeting on April 13, 1964, consideration was given to a report from the Traffic Safety Council. Items 1 and 2 in that report were deferred pending the preparation of an up-to-date summary of sidewalk construction and sidewalk recommendations. A report entitled "Summary of Sidewalk Construction, 1963" and a report entitled "Summary of Sidewalk Recommendations, April 20, 1964" were before the Committee for its information. The two items on the Traffic Safety Council report from its meeting on April 13, 1964, that were deferred are as follows:

1. The construction of a walkway on Upper Middle Road from Stavebank Road to Rosemary Drive and the construction of a walkway on Upper Middle Road from Stavebank Road to Gordon Drive, be placed in Group 1 Priority.

2. The construction of a concrete sidewalk on Kenmuir Avenue from Lynd Avenue to Orano Avenue; on Orano Avenue from the public school property to Canterbury Road; on Canterbury Road from Orano Avenue to Atwater Avenue; on Atwater Avenue from Canterbury Road to Mineola Gardens, and on Mineola Gardens from Atwater Avenue to the existing sidewalk on Mineola Road East, be placed in Group 1 Priority.

RECOMMENDATION: When these items were considered, it was decided that the Traffic Safety Council should be requested to give priority rating to the sidewalk from the end of the existing sidewalk on Ogden Avenue to the South Service Road.

RECOMMENDATION: The recommendation on this item is in four parts:

1. That the construction of a walkway on Upper Middle Road from Rosemary Drive to Gordon Drive, be placed in Group 1 Priority.

2. That the construction of a concrete sidewalk in the area of Orano Avenue from Lyndwood Public School to Canterbury Road, be placed in Group 1 Priority.

3. That the Traffic Safety Council be requested to consider the need for a sidewalk on Ogden Avenue from the end of the existing sidewalk to the South Service Road and give it a priority rating.

4. That the Township Engineer be requested to prepare a report on the estimated cost of constructing each of the sidewalks and walkways shown in Group 1 Priority on the Summary of Sidewalk Recommendations dated April 20, 1964.

315. FILE 91-64 - SEWERS GENERAL (LIQUID CARGO COMPANY) (#200) - At the Committee's meeting on March 25, 1964, a copy of a letter from the Township Engineer dated March 12, 1964, was considered. The letter dealt with the construction of a sanitary sewer on Southdown Road and Highway #2 to the Liquid Cargo property. The estimated cost of constructing the sewer from the existing pumping station near the Greyscher House, a distance of 1300' to service the land of Liquid Cargo, is $70,000.00. The recommendation which was adopted by Council was, "That further consideration of this item be deferred for one week so that the Township Engineer may meet with representatives of the Liquid Cargo Company in order to determine the use of the sewer". A letter dated April 22, 1964, from the Township Engineer was considered by the Committee at this meeting, in which the Engineer pointed out that a copy of the Township's Industrial Wastes By-law was given to the Company on April 21, 1964, and Liquid Cargo advised Mr. Anderson, "We have received and checked your Industrial Waste By-law and would like to proceed with the sanitary sewer hook-up".

RECOMMENDATION: That the Township Engineer be requested to prepare a local improvement report for the construction of a sanitary sewer from the existing pumping station near the Greyscher House, a distance of 1300' to service the lands of Liquid Cargo Company.

316. FILE 116-63 - CRESTVIEW CEMETERY (#251) - The Committee considered a copy of a letter dated April 14, 1964, from Mr. Ault, the solicitor for the Crestview Cemetery application, and a copy of the draft agreement which accompanied the letter. The Township Solicitor studied the agreement and submitted his comments on it to the General Committee in a memo dated April 29, 1964. He pointed out in his memo that he had discussed the draft agreement with Mr. Ault and he was sure that Mr. Ault would incorporate his suggestions subject to adding paragraph 14 as follows: "All memorialization will be set so that all grass can be cut with power equipment". Mr. MacDiarmid pointed out that if the above suggested clause is not included, that the Township will have an unhappy situation if the taxes are not paid and the Township has to take the Cemetery over. The suggested changes, other than the additional clause set out above, are minor and do not change the intent of the agreement.

RECOMMENDATION: That further consideration be given to this application on May 11, 1964, at 7:30 p.m.; and further, that the owners of property within a radius of 300' of the lands under consideration in this application, be so notified.

317. FILE 27-64 - SUBDIVISIONS GENERAL (UNDERGROUND WIRING) - The Committee considered a report from the Planning Board meeting on April 21, 1964, as a result of consideration having been given to the subject of underground wiring in new subdivisions. The resolution contained in the report was referred to the Planning Board from the special committee on street appearance and the Planning Board decided to endorse the resolution

and forward it to Council. The resolution reads as follows: "Whereas the Township of Toronto Hydro Electric Commission and the Street Appearance Committee agree in principle that it is desirable for wiring in all new subdivisions to be installed underground; Be it Resolved that the Street Appearance Committee recommend to the Planning Board and Council that the installation of underground wiring be a requirement of all new subdivisions." Reeve Speck explained to the Committee a new policy which has been worked out by the Hydro for the installation of this service A copy of this policy is contained in the above file

RECOMMENDATION: That further consideration of the recommendation from the Planning Board regarding underground wiring in all new subdivisions, be deferred for a trial period of six months to determine whether or not the new policy covering the supply of hydro service to new subdivisions will be successful in encouraging developers to use underground wiring,

318. FILE T-16227 - GREENHALL CONSTRUCTION - This is a proposed plan of subdivision located on the north and south sides of Davebrook Road, on the east side of Robillard Road at the South Service Road of the Queen Elizabeth Way. The plan has 15 "R3" lots and is a resubdivision of the blocks on Registered Plan 660. The Planning Board considered the request at its meeting on April 21, 1964, when it decided to recommend that the report on the proposed plan of subdivision T-16227, Greenhall Construction Limited, and the conditions of draft approval, be recommended to Council.

RECOMMENDATION: That proposed plan of subdivision T-16227, Greenhall Construction Limited, be recommended to the Metropolitan Toronto Planning

Board and the Department of Municipal Affairs for draft approval, subject to the conditions as recommended by the Planning Board in its report dated April 21, 1964.

319. FILE 7-64 - CLERKS GENERAL (TOWN OF NEWMARKET) - The Committee considered a copy of a letter dated April 17, 1964, from the Clerk-Treasurer of the Town of Newmarket in which he requested that the Council for this Municipality endorse the resolution passed by the Town of Newmarket or pass a similar resolution for the purpose of petitioning the Minister of Education to conduct a study regarding the use of school facilities for a longer period of time in the year.

RECOMMENDATION: That the letter dated April 17, 1964, from the Clerk-Treasurer of the Town of Newmarket, be received and filed, and that Mr Blight, Clerk Treasurer of the Town of Newmarket be so advised.

320. FILE 47-64E - TRAFFIC SAFETY COUNCIL, SCHOOL BUSES & CROSSING GUARDS The Committee considered a letter from the Business Administrator and Secretary Treasurer of the Board of Education, in which he points out that the residents on Mississauga Road between the Queen Elizabeth Way and the Golf Club, are concerned about the pedestrian hazards. Mr. Brown asked that the Traffic Safety Council submit its opinion before the Board makes a decision regarding the parents' request for a bus.

RECOMMENDATION: That this item be referred to the Traffic Safety Council for consideration and report to the General Committee.

321. FILE 8-64 - COMPLAINTS (DOG LICENSES) - The Committee was advised that Reeve Speck has received a complaint regarding the number of dogs kept by one person and he requested consideration be given to the possibility of regulating the number of dogs that any one householder should have.

RECOMMENDATION: That the License Inspector report to the General Committee on a method that might be used to encourage residents to reduce the number of dogs presently kept by them.

322. FILE T-14356 - ERINDALE DEVELOPMENTS - The Committee was advised that Mr. Elias is requesting permission to proceed with the registration of a new subdivision on Blocks A and B, Registered Plan 597 and the reason for bringing this matter before the Committee was to advise that in accordance with the Agreement between the Township and Mr. Elias, the maximum number of units permissible is 1,008. Mr. Reddington attended the Committee's meeting and pointed out that his Department had carried out a count on the number of units constructed and the number of units for which permits have been issued which are not constructed. The total is 965 plus or minor two or three units. He also pointed out that Mr. Elias had submitted further applications for building permits for an additional 45 units which are, at the present time, refused because of by-law requirements but which could be approved if Mr. Elias meets the requirements of the Township's Zoning By-law.

RECOMMENDATION: That Mr. Elias be notified that he has received permits

for approximately 965 units and that he should act in accordance with the requirements of his Agreement with the Municipality; and further, that no permits be issued over and above 1,008 units and that the Building Department be so advised.

323. FILE 137-61 - CEMETERIES (GRAHAMSVILLE CEMETERY) - In February of 1963, the Township of Toronto considered whether or not the Grahamsville Church and Cemetery property should be accepted by the Township as requested by the Church Extension Council of the United Church of Canada. It was decided that the Municipality would accept the conveyance of the property on which the Church is located and the Cemetery, subject to certain conditions being fulfilled before the transfer of the property was carried out. In a letter dated April 21, 1964, from the Church Extension Council, it was pointed out that the work as requested by the Township of Toronto has been completed and that if the property is in condition satisfactory to the Township, the Extension Council will proceed to take the necessary steps to convey the property and maintenance funds to the Township. The Committee was advised that Mr. Halliday of the Parks Department attended the site and found the property to be in satisfactory condition.

RECOMMENDATION: That the United Church Extension Council be notified that the Township is prepared to accept the conveyance of the property and maintenance funds and that it should proceed to carry out the conveyance of same.

324. FILE OZ-9-64 - ERDAN CONSTRUCTION COMPANY LIMITED - This is an application requesting a change of the Zoning By-law from "E3" to "RM3D2" on property located on the south-west corner of South Sheridan Way and Clarkson Road. The Planning Board considered this request at its meeting on April 21, 1964, at which time it was decided to defer further consideration of this application at the request of applicant.

RECOMMENDATION: That the information be received and filed

325. FILE 9-64 - LIBRARY BOARD GENERAL (ARCHITECT FEES) - In a letter dated April 22, 1964, addressed to the Reeve, Mr. McBain, architect for the Library, pointed out, "My office has suffered considerable financial losses due to the necessity of having to redesign the building and also to the unbelievable amount of time required in supervision. I have explained the situation to my mechanical consultants and they still wish to be reimbursed for their redesigning in the amount of $1,041.01. Having personally absorbed the additional charges of the structural engineer as well as those of my own office I would appreciate your consideration in regard to the payment of the mechanical consultants".

RECOMMENDATION: That the request contained in Mr. McBain's letter dated April 22, 1964, be refused.

326. FILE 12-60 - AIR POLLUTION CONTROL (#265) - At the Committee's meeting on April 13, 1964, a copy of the report from the City of Hamilton regarding the regional control of air pollution, was considered. A copy of this report is contained in the above file. This report sets out the

results of the meeting held in the City of Hamilton on January 27, 1964. Mr. Reddington and Mr. Franks attended this meeting. The Committee was advised that a further meeting is scheduled for May 6, 1964.

RECOMMENDATION: That the Township of Toronto support the concept of regional air pollution control; and further, that Mr. Reddington be accompanied by Councillor Pickell to the meeting on May 6, 1964, to represent the Township of Toronto.

327. FILE 12-60 - AIR POLLUTION CONTROL (#264) - At the Committee's meeting on April 1, 1964, and again on the 13th, a report on the Air Pollution Programme up to January 31, 1964, was considered. A copy of the report is contained in the above file.

RECOMMENDATION: That the information contained in the report entitled "Air Pollution Report to January 31, 1964," be received and filed.

328. FILE AMENDMENT NO. 168 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This Amendment, if approved, will create a symbolic designation for Highway Commercial uses of the area at the intersection of Highway #10 and Derry Road. The Planning Board considered the Amendment at its meeting on April 21, 1964, when the Chairman and Secretary signed it.

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 168 to the Official Plan of the Township of Toronto Planning Area, be passed by Council at its next meeting.

329. FILE 39-64 - CONVENTIONS (COMMUNITY PLANNING ASSOCIATION OF CANADA) (#270)

On April 13, 1964, the Committee recommended and on April 20, 1964 Council adopted that Councillors Searle and Viguele, being the two members of Council on Planning Board, be authorized to attend the Conference at the Park Plaza Hotel on Thursday evening, May 28, 1964, and throughout the following day sponsored by the Community Planning Association of Canada, and further, that the General Committee consider suggested amendments to the Planning Act prior to the Conference. It was suggested to the Committee that any suggested changes to legislation, should be considered by the Committee immediately.

RECOMMENDATION: That any suggestions for amendments to legislation be submitted to the General Committee for consideration not later than May 13, 1964.

330. FILE 105-61 - ETOBICOKE TOWNSHIP BY-LAWS (BY-LAW 14,373) - The Committee was advised that by-law 14,373 of the Township of Etobicoke, is a by-law to amend the Township's Zoning By-law. The purpose of the by-law concerns the establishment of a curling rink and the addition of general regulations regarding parking spaces for bowling alleys and curling rinks in that Municipality. The Planning Director studied the by-law and has stated that he can see no reason for objection on the part of the Corporation of the Township of Toronto.

RECOMMENDATION: That no comment be forwarded regarding by-law 14,373 of the Township of Etobicoke.

331. FILE 263-60 - PARKLAWN CEMETERY (#257) - In a letter dated April 24, 1964, Mr. Hetherington, solicitor for Parklawn Cemetery Company, pointed out, "We gather from your letter that you wish to have the matter dealt with three weeks from April 8, which would be Wednesday, April 29, 1964. Owing to the unfortunate death of the President of the Company, Mr. W. H. Bouck, we are unable to deal with this matter until after the next meeting of the Directors which will be held on Thursday, April 30, 1964, and would ask you to put the matter over until the next Committee meeting after that date". It was pointed out to the Committee that on April 8, 1964, it was recommended that further consideration of the cemetery applications be deferred for three weeks and that both applications (Parklawn & Crestview) be advised that the Township will give further consideration to their request when signed agreements are submitted to the Township.

RECOMMENDATION: That Mr. Hetherington be advised that the Township is agreeable to giving Parklawn Cemetery an additional extension of two weeks from April 29, 1964.

332. FILE T-15143 - P. STELMACH - This is a proposed plan of subdivision for the development of property located on the east side of Clarkson Road, south of the commercial frontage on Highway #2. There are 20 proposed lots. The Planning Board considered the request at its meeting on April 21, 1964, when it decided that the conditions of draft approval for proposed plan of subdivision T-15143, P. Stelmach, be approved. A copy of the following items were before the Committee for its assistance

in considering this item: 1. A copy of the Planning Board's consolidated report dated September 23, 1963. 2. A copy of Mr. Weir's reply dated April 7, 1964, to the Consolidated report. In this letter, Mr. Weir raised two points which his client is not in agreement with: (1) The construction of the cul-de-sac; (2) The construction of sidewalks on Clarkson Road. 3. A copy of a letter dated April 9, 1964, in which Mr. Weir stated again that his client is not prepared to construct any sidewalks on Clarkson Road. 4. The suggested conditions of draft approval dated April 21, 1964. Mr. Williams and Mr. Montague attended the Committee's meeting on this item. It was pointed out that some problems had arisen with regard to the zoning on this application and that it would be necessary to make some minor amendments to the Zoning By-law in order to have this plan proceeded with. It was also pointed out to the Committee that it would be necessary to have the cul-de-sac constructed in order to provide for proper access as is the Municipality's policy to adjoining lands.

RECOMMENDATION: The recommendation on this item is in four parts:

1. That the necessary amendments to the Zoning By-law in order to accommodate the proposed plan of subdivision, be proceeded with.

2. That the applicant's objection to the construction of sidewalks, be deferred for further consideration at the time of the Engineering Agreement.

3. That the applicant be required to construct the cul-de-sac as shown on the proposed plan.

4. That a recommendation of draft approval be forwarded to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for proposed plan of subdivision T-15143, P. Stelmach, subject to the conditions as recommended by the Planning Board, April 21, 1964.

333. FILE BY-LAW 4596 - INDUSTRIAL ZONING BY-LAW - A copy of a letter from the Planning Director regarding the changes made to the above By-law, was considered by the Committee. The Committee was advised that by-law 4596 had received two readings and that the by-law as amended by the Planning Director, could be given a third reading and passed. Mr. Williams attended the Committee's meeting for the discussion on this item. During the discussion, it was felt that some provision should be made in the by-law for screening the areas for open storage where any industrial area abuts a residential zone, an open space zone or an agricultural zone. It was agreed that the Planning Director should make provision for such screening before the by-law is submitted to Council.

RECOMMENDATION: That the Planning Director provide in the Industrial Zoning By-law for screening where open storage will be permitted in industrial areas abutting residential zones, open space zones and agricultural zones; and further, that the by-law be submitted to Council for a third reading as soon as possible.

334. FILE 17-60 - ERINDALE SANITARY LANDFILL PROJECT (#275) - The Committee considered a letter dated April 27, 1964, from the Clerk Treasurer of the Town of Port Credit for the Committee's information. This letter points out that the Town of Port Credit is not in agreement with the Township of Toronto's proposal for the disposal of Port Credit's garbage.

RECOMMENDATION: That no action be taken with regard to the letter from the Clerk Treasurer of the Town of Port Credit dated April 27, 1964, because the question of the operation of the sanitary landfill project will be discussed at a joint meeting of the Township of Toronto and the Town of Port Credit and the Town of Streetsville on April 30, 1964.

335. FILE 91-62 - ESTABLISHMENT OF A HUMANE SOCIETY (#151) - Reeve Speck advised the Committee that he had discussed the Dog Control Programme for the Township of Toronto with some of the members of the South Peel Humane Society and he had been requested by the members to ask Council to appoint a member to the Board of Directors of the South Peel Humane Society.

RECOMMENDATION: That Deputy Reeve Murray be appointed to represent the Council for the Township of Toronto on the Board of Directors of the South Peel Humane Society.

336. FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) - The Committee discussed whether or not provision should be made in the Township's Zoning By-law to provide for greater variety in the design of semi-detached houses. Two points raised were: 1. Where semi-detached dwellings are joined by the common wall of a garage only. 2. Where semi-detached houses are located on a corner lot and the possibility of having the front door for each unit on different streets.

RECOMMENDATION: That the Planning Board Staff consider and report on the possibility of providing for greater variety in the Township's Zoning By-law with regard to the design of semi-detached houses.

The following items were before the Committee for its consideration and were deferred until the next meeting:

FILE 7-64 - Clerk's General (Aerospace Council of Canada)

FILE 24-64 - Welfare Department General (Social Planning Council)

FILE 113-63 - Hydro Electric Power Commission of Ontario (Transfer of Water Lot at Lakeview Generating Station)

FILE T-15628 - Burnhamdale Woods (Letter dated April 22, 1964, from Minister of Municipal Affairs)

FILE T-16031 - Erin Mills

The meeting adjourned at 3:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

GENERAL COMMITTEE MEETING

May 4, 1964

THOSE PRESENT: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors: McMillan, Jenkins, and Vignale

STAFF PRESENT: M. D. Henderson

Recommend that a new current borrowing by-law be submitted to Council for passing.

This by-law is being recommended in order that the Township of Toronto may enlarge its sources of current borrowing to take advantage of any possible reductions in interest rates.

Carried

Ron Speck
REEVE

Frank J. McKechnie
CHAIRMAN

T 143

RESOLUTION

May 4 SESSION 1964 No.

MOVED BY R. A. Searle

SECONDED BY

Amendment, Clause 314, General Committee Report of April 30/64.

Rec. #3.

That the Traffic Safety Council be requested to consider a ~~[illegible]~~ proper priority rating for a sidewalk on the east side of Ogden Ave from the end of the existing sidewalk to the South Service Road.

C [illegible]

T 143

RESOLUTION

May 4 SESSION 19 64 No.

MOVED BY Cressman

SECONDED BY

Amendment, Clause 316, General Committee Report of April 30/64.

Delete figures "30" in line three and substitute with figures "2000".

C. J. M.

T 143

RESOLUTION

May 4 SESSION 19 64. No.

MOVED BY R. A. Leale

SECONDED BY

Amendment Clause 31, General Committee Report of April 30/64

Add the following to recommendation "and that the Council meet with the Hydro Electric Commission to discuss this subject.

Carried.

T 143

RESOLUTION

May 4 SESSION 19 64 No.

MOVED BY C D Jenkins

SECONDED BY

Amendment to Item 321 File 8-64 General Committee report April 30/1964

"That the License Inspector report to the General Committee on a method that might be used to restrict the number of boys that could be housed in any one dwelling"

Carried

T 143

RESOLUTION

May 4 SESSION 19 64 No.

MOVED BY R A Seale

SECONDED BY

Amendment. Clause 336, Zoning Committee Report of April 30/64

Add the following Recommendation

"with specific reference to attached garage and homes constructed on corner lots and any other changes deemed necessary by the Planning Staff.

J M K carried.

Cooksville, Ontario,
May 4, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on May 4th, 1964, commencing at 1:30 p.m. The following members were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, C. D. Jenkins, F. J. McKechnie and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, P. Eng., M. D. Henderson, Chief Administrative Officer and D. G. McAlpine, Purchasing Agent, Mr. K. MacDiarmid, Solicitor.

Minutes of Council meetings held on April 22nd and April 27th, 1964, were adopted as read.

TENDERS: On motion by Deputy-Reeve Murray the following tenders were opened and received by Council:

P. N. 63-63 - STORM AND SANITARY SEWERS ON CORAM CRESCENT

	QUOTATION	DEPOSIT
Craftwood Construction Co. Limited	$28,209.42	$ 1411.00
Dundas Construction Co. Ltd.	30,994.00	1549.70
James Holliday Construction Limited	31,818.51	1590.92
Dagmar Construction Ltd.	32,024.39	1601.22
Elmford Construction Co. Ltd.	32,090.60	1604.53
Ture Anderson Construction Co. Ltd.	32,543.37	1627.16
Leo Contracting Co. Ltd.	35,083.85	1754.19
Harrison Construction (Ontario) Ltd.	41,106.63	2055.33

GARBAGE COLLECTION

FULLER AND VENTON LIMITED

	2 year period	5 year period
ITEM ONE - Total annual cost to be paid in equal monthly instalments, payments to be one month in arrears	$184,898.00	$183,492.00
ITEM TWO (Alternate) - Additional cost to provide collections to all trailer camps	5,000.00	
ITEM THREE (Alternate) - Total annual cost to provide collection to all properties within the Township - on site collections from commercial, Institutional, apartment, Airport, Trailers	194,898.00	

ITEM FOUR - Additional cost per dwelling - including multiples of less than 6 suites — $1.00 per unit per mo.

ITEM FIVE - Additional cost per commercial, industrial or institutional, including apt. buildings of six or more suites — $ 4.00 per unit per mo.

If item 3 is accepted the additional cost per unit under item 5 will be $6.00 per unit

On motion by Councillor Jenkins these tenders were handed to the Township Engineer for consideration and recommendation to Council.

DEPUTATIONS

RE: HIGHWAY SIGN ON BURNHAMTHORPE ROAD & STATION ROAD - Mr. Murray Elias, developer of Erindale Woodlands, asked if the sign pointing to Number 5 Highway at this location might be removed as it served to guide motorists away from driving through the Woodlands. The Reeve advised Mr. Elias that consideration would be given to this matter.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into committee for presentation of Committee reports; Councillor McKechnie in the Chair.

GENERAL COMMITTEE REPORT DATED APRIL 30, 1964

RE: ITEM #314 - FILE 47-64C - TRAFFIC SAFETY COUNCIL,(SIDEWALKS) - Part (3) of the recommendation on this item was amended to read as follows:

"That the Traffic Safety Council be requested to consider a proper priority rating for a sidewalk on the east side of Ogden Ave. from the end of the existing sidewalk to the South Service Road."

RE: ITEM #316 - FILE 116-63 - CRESTVIEW CEMETERY - The recommendation on this item was amended to read as follows:

"That further consideration be given to this application on May 11, 1964, at 7:30 p.m.; and further, that the owners of property within a radius of 2000' of the lands under consideration in this application, be so notified."

RE: ITEM #317 - FILE 27-64 - SUBDIVISIONS GENERAL (UNDERGROUND WIRING) - The recommendation on this item was amended to read as follows:

"That further consideration of the recommendation from the Planning Board regarding underground wiring in all new subdivisions, be deferred for a trial period of six months to determine whether or not the new policy covering the supply of hydro service to new subdivisions will be successful in encouraging developers to use underground wiring, and that the Council meet with the Hydro Electric Commission to discuss this subject."

RE: ITEM #321 - FILE 8-64 - COMPLAINTS (DOG LICENSES) - This recommendation was amended to read as follows:

"That the License Inspector report to the General Committee on a method that might be used to restrict the number of dogs that could be housed in any one dwelling."

RE: ITEM #336 - FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) -The recommendation on this item was amended as follows:

"That the Planning Board Staff consider and report on the possibility of providing for greater variety in the Township's Zoning By-law with regard to the design of semi-detached houses, with specific reference to attached garages and houses constructed on corner lots, and any other changes deemed necessary by the Planning Staff."

GENERAL COMMITTEE REPORT DATED MAY 4, 1964

This report was adopted as presented.

A copy of the above reports and amendments pertaining thereto are attached to these minutes.

BY-LAWS

By-law No. 4596 being a by-law to amend By-law Number 2813 was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto. (To change the text with respect to M1 zoning)

A By-law to accept Deeds of Land was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4747. (One foot reserves on Registered Plans 389 and B-24.)

A By-law to execute Grant of Easement was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Coprorate Seal attached thereto and numbered 4748. (Easement to Bell Telephone Co. on public lanes on Registered Plan A-20.)

By-law No. 4611 being a by-law to amend By-law Number 2813 was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto. (Re OZ-20-63 - United Lands)

A By-law to authorize the purchase of part of Lot 14, Range 1, C.I.R. and part of Lots 21 and 22, Concession 2, S.D.S. from Lina Construction Limited for public park purposes, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4749.

This bylaw out of order numerically

A By-law to authorize execution of Grant of Easement was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered #4746. (Brown & Cramp - R.P. 549)

A By-law to adopt Amendment No. 168 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4750.

A By-law to rescind By-law #4604 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4751.

A By-law to authorize temporary borrowing of monies to meet, until the taxes are collected, the current expenditures of the Corporation for the year 1964, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4752.

NOTE: Re: By-law #4596 - Councillor McKechnie asked that by-law 2273, being the Malton Zoning By-law be brought up to date in accordance with by-law 4596.

MOTIONS

Moved by: Frank J. McKechnie #90
Seconded by: R. A. Searle

RESOLVED that General Committee Report dated April 30, 1964, be adopted as amended in items 314(3), 316, 317, 321 and 336.

CARRIED

Moved by: Frank J. McKechnie #91
Seconded by: R. A. Searle

RESOLVED that General Committee Report dated May 4, 1964, be adopted as presented.

CARRIED

Moved by: Victor Vignale #92
Seconded by: C. M. Murray

AND RESOLVED that the Clerk write to the Secretary of the Lakeview Separate School Board and express Council's appreciation to the Students and Teachers of St. Dominic"s Separate School for their achievement in winning four first prizes at the Peel Music Festival.

CARRIED

Moved by: R. A. Searle #93
Seconded by: C. D. Jenkins

WHEREAS the Municipal Act provides that a municipality may enact a by-law to provide for the licensing of companies engaged in the delivery of handbills and advertisements;

BE IT RESOLVED that the Township Solicitor be instructed to draft a by-law enabling the Township to license any and all companies distributing handbills and advertisements to householders in the municipality and that this recommendation be considered in conjunction with the licensing by-law under preparation.

CARRIED

NOTE: In speaking to this motion, Councillor Searle suggested that licensing the distributors of handbills would give the Township some control over the manner in which handbills and advertising material is distributed to householders.

OTHER BUSINESS

RE: VARIATIONS IN ZONING BY-LAWS 2813 and 2273 - Councillor McKechnie asked that the Planning Board Staff be requested to report to Council on the following variations:

(1) Difference in set-back requirements

(2) Difference in sight lines required at major intersections.

RE: PEEL MUSIC FESTIVAL - Councillor Vignale asked that a letter be written to congratulate the students of St. Dominic's School on the splendid showing they made in the Music Festival, having won four first prizes. A resolution was passed covering this request.

RE: TRAFFIC LIGHTS AT ROMETOWN DRIVE & DIXIE ROAD - As a result of Councillor Searle's inquiry as to the standing of this matter, the Township Engineer was requested to follow up recent communications and submit up-to-date information to Council.

RE: STOP SIGNS AT DIXIE ROAD & BURNHAMTHORPE - Councillor McKechnie reported that the stop signs have not been removed from this intersection, although lights are now in operation. The Township Engineer was asked to check into this matter.

FORTHCOMING MEETINGS

Tuesday	May 5 - 4:30 p.m.	- Salary Committee
Tuesday	May 5 - 9:30 a.m.	- Community Centre committee interviewing Architects
Tuesday	May 5 - 7:30 p.m.	- Planning Board
Wednesday	May 6 - 9:30 a.m.	- General Committee
Thursday	May 7 - 9:00 a.m.	- Community Centre Committee interviewing Architects
Thursday	May 7 - 9:30 a.m.	- Meeting at Westbury Hotel, Toronto re County Governments.
Monday	May 11 -7:30 p.m.	- Council meeting.

There being no further business before the Chair, the meeting adjourned at 3:10 p.m.

REEVE

CLERK

REPORT

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MAY 6, 1964.

THOSE PRESENT: Reeve Speck, Councillors Jenkins, Harrison, Pickell, Searle, McMillan, Vignale & McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 20

ITEMS CONSIDERED:

337. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES - The following persons attended the Committee Meeting regarding the intersection of Birchwood Drive and Rogerswood Estates with Lorne Park Road and Glen Road: Mr. & Mrs. Gill, Mrs. Bramfidt, and Mr. Portman. Mr. Gill advised the Committee that he was concerned about the following items:

1. The possibility of a further widening on the east side of Lorne Park Road.

2. The lack of provision being made for sanitary sewers in the Rogerswood Estates.

3. The dangerous intersection that exists at the present time where Birchwood Drive intersects with Glen Road and the proposed method of correcting this intersection.

Mrs. Gill asked if there was anything that could be done to stop the sand blowing from the Rogerswood Estates. Township Engineer attended the meeting for a discussion on this item.

RECOMMENDATION: That no decision be made on this matter until the next General Committee Meeting.

338 FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES - At a recent Committee meeting, Councillor Harrison advised the Committee that complaints had been received from residents in the area regarding the condition of ponds on the Rogerswood Estates Subdivision. A report was obtained from the Peel County Health Unit, a copy of which was before the Committee for its consideration. The report pointed out that no evidence of seepage from

school sewage disposal field towards the creek could be found at the time of inspection. The Health Unit recommended that if the ponds are to be cleared of the scum and planket growth, that they should be cleaned of all decaying matter in the water and along the shoreline.

RECOMMENDATION: That no decision be made on this matter until the next Committee Meeting.

339. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (262) - In a letter dated March 4, 1964, Mr. G. O. Sinzer, 1525 Jalna Avenue, complained that an excessive amount of traffic is passing his house en route from Clarkson Road to Lorne Park Road and the trucks carrying building materials to the new Rogerswood Subdivision, should be rerouted. He requested that Birchwood Drive be constructed through to White Oaks to relieve the situation.

RECOMMENDATION: That no decision be made on this matter until the next General Committee Meeting.

340. FILE REGISTERED PLAN 587 - UNITED LANDS CORPORATION LIMITED
FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#306) -

The Committee was reminded that at a previous meeting, the Township's Chief Administrative Officer was requested to prepare a report on the present status of United Lands' agreements with the municipality. Mr. Henderson advised the Committee that this report is now in the course of preparation and as a preliminary to the report, Mr. Finch attended along with Mr. Strachen to advise the Committee of his present plans. Mr. Finch read a memorandum dated May 4, a copy of which is contained in the above file setting out the history of the development and the proposed plans for the future of United Lands Corporation Limited.

RECOMMENDATION: That the information contained in the memorandum from United Lands Corporation Limited, dated May 4, 1964, be received and filed until the Township's Chief Administrative Officer's report on the financial agreements between United Lands and the Township of Toronto

is submitted to the General Committee. ✓

341. <u>FILE T-15534 - JOHN F. McLENNAN (#297)</u> - At the Committee's meeting on April 22, 1964, a report dated April 17, 1964, from the Township Engineer regarding the provision of storm and sanitary sewer outlets from the McLennan plan, was considered. Mr. Anderson attended the Committee's meeting and pointed out that the best location for the services to conform with the ultimate development, would be on the proposed Bloor Street road allowance which would require crossing a portion of the lands of Wharton and Lenworth. At the time of this discussion, neither Mr. Wharton or Mr. Hollingsworth were agreeable to working out a satisfactory agreement for the dedication of the necessary land and the construction at a later date. It was decided to invite all of the developers involved in this situation to a General Committee meeting. The following persons attended: Mr. Hugh Wharton, Mr. Bob Wharton, Mr. Eric Hollingsworth, for Lenworth Developments; Mr. Eric Hanson, for Mr. John F. McLennan, and Mr. McLennan. Mr. Dan VanBeilen from the Engineering Department attended with plans showing the location of Bloor Street in relation to the ownerships of property. Mr. Hugh Wharton advised the Committee that his company did not want to tie up money in the construction of Bloor Street at the present time but he is agreeable to giving the land for the road allowance providing there is no one foot reserve placed on it. Mr. Hollingsworth pointed out that his company would agree to the same proposal put forward by Mr. Wharton. Mr. Hanson, on behalf of McLennan, pointed out that McLennan is prepared to pay for fifty percent of the entire cost of constructing the road and the services but that he agreed with Mr. Wharton and Mr. Hollingsworth when they said that it was not necessary to construct all of the services and the road until Bloor Street Bridge over Etobicoke Creek is constructed. He suggested that his client service and construct the

road to the intersection of proposed Ridgewood Drive with proposed Bloor Street and dedicate the land for the Bloor Street allowance with provision for the construction of it jointly at the time the bridge is constructed over the creek.

RECOMMENDATION: That the Township Engineer continue to negotiate a satisfactory solution to the problem with the developers and report back to the General Committee.

342. FILE T-15798 - G. FREEMAN (#280) - At the Committee's meeting on April 13, 1964, consideration was given to the above proposed plan of subdivision. The Committee was advised that the Planning Board on June 25, 1963, reported that the subject application is located within the sewer area as defined in the Development Policy adopted by Council on February 19, 1962. The Planning Board recommended that the plan be released for processing. When the General Committee considered the Planning Board's report, it was decided to recommend that the Planning Board's report dated June 25, 1963, be adopted subject to indication from the owners that this proposed plan of subdivision will be serviced by sanitary sewers. The Committee was reminded that there are no sanitary sewers available to this subdivision. The developer, when he received Council's decision, questioned it, "It would seem to the writer that perhaps what is intended here, that in the event that sanitary sewers are not immediately available to the subject property, that the Township would permit the subdivision of the subject lands in accordance with the suitable practice for other subdivisions on a pre-sewering principle". In September, a letter was forwarded to Mr. O'Marra pointing out that, "It was assumed that indication must be received from the subdivider indicating willingness to proceed on a pre-sewering basis in order that the subdivision may

be connected to the municipal system when sewers are available in this area. At the present time, the Cooksville Trunk Sewer is rapidly nearing completion which is not too far distant from this location, which means that it is perhaps only a matter of time before the area will be served by a municipal system". When the subdivider went to the Planning Board office to receive instructions regarding the processing of the plan, the Staff was of the opinion that Council in its first decision, in effect meant that the subdivision was premature until sanitary sewers are available. The General Committee on April 12, 1964, was requested to give further instructions on this item. The following recommendation was sent forward and adopted by Council: "That proposed plan of subdivision T-15798, G. Freeman, be declared premature until sanitary sewers are available to the property". Mr. Freeman attended the Committee meeting to speak on this item. He went over the history of the application and requested that the plan be released on a pre-sewering basis and that the lots be created either by a plan of subdivision or by divisions of land which could be granted one or two per year and the road extended at the time the divisions are granted.

RECOMMENDATION: That the plan be released for processing if:

1. A letter is received from the subdivider confirming that he will pre-sewer the lots.
2. A report can be obtained from the Peel County Health Unit advising that the lots are suitable for septic tanks or can be made suitable for septic tanks by meeting conditions imposed by the Peel County Health Unit

343. FILE 7-64 - CLERKS GENERAL (AEROSPACE COUNCIL OF CANADA)(#144) - Mr. J. V. Goodison, President of Aerospace Council of Canada, attended the Committee's meeting on February 19, 1964, and presented a brief

that was previously presented to the Government of Canada on the plight of the aircraft manufacturers in Canada and a further brief on the pertinent aspects of the subject as it affects the Township of Toronto. The Committee decided on February 19, 1964, that further consideration would be given at the meeting on February 27, 1964, after the members of the Committee had an opportunity to study the subject. It was recommended to Council that no endorsement of the brief prepared and submitted by the Aerospace Council of Canada be given by the Township of Toronto. When the recommendation was considered at Council it was decided to refer this matter back to the General Committee for further consideration.

RECOMMENDATION: A motion was moved that the Township of Toronto endorse the brief from the Aerospace Council of Canada. This motion was defeated. Therefore, the previous recommendation still stands, "That no endorsement of the brief prepared and submitted by the Aerospace Council of Canada be given by the Township of Toronto". ✓

344. FILE 24-64 - WELFARE DEPARTMENT GENERAL (SOCIAL PLANNING COUNCIL) - The Committee considered a copy of a letter dated April 17, 1964, addressed to the Reeve from the President of the Social Planning Council for the Township of Toronto in which Council is invited to appoint one member of Council who would be interested in serving on the Board of Directors for the Social Planning Council. Also attached to the Committee's agenda for its information was a list of the activities in which the Social Planning Council is engaged and a copy of the constitution.

RECOMMENDATION: That Councillor Jenkins represent the Council for the Township of Toronto on the Board of Directors for the Social Planning Council. ✓

345. FILE T-15628 - BURNHAMDALE WOODS (#220) - This is a proposed plan of subdivision in the North Dixie Area. The subdivision has been held up by the Municipality because Mr. McLaughlin has not finalized his negotiations with the School Board. On Monday, April 20, 1964, a meeting was held with the Minister of Municipal Affairs, Reeve Speck, Deputy-Reeve Murray, Mr. Henderson and Mr. Williams attending. The following items were before the Committee for its consideration: (1) a report from the Planning Board and recommended conditions of draft approval; (2) a copy of a letter from the Minister of Municipal Affairs dated April 22, 1964. In the Minister's letter, he requested, "In order that I may discharge my responsibility to the applicant without unnecessary delay and with full knowledge of the Municipality's specific recommendations so that I may have careful regard to them, it is requested that you submit to me, at this time, your complete recommendations including your suggested conditions of approval so I may carefully consider them and make an appropriate decision without delay". This item was deferred for one week in order that the staff could have an opportunity to prepare a recommendation.
RECOMMENDATION: That the Clerk answer the Minister of Municipal Affairs letter dated April 22, 1964, regarding proposed plan of subdivision T-15628 by setting out the conditions as recommended by the Planning Board on November 12, 1963, and further by advising that the Council is of the opinion that no recommendation should be made until such time as the financial responsibilities to be incurred by the Corporation have been established. ✓

346. FILE T-16031 - ERIN MILLS - Committee considered a copy of 1 letter dated April 23, 1964, from Robert W. Macaulay regarding the Erin Mills industrial lands in the Streetsville Area. The purpose of

the letter is, "to advise you that our client desires to share in such existing or expanded capacity of the sewage disposal plant and to utilize any water facilities brought to the area, on payment, of course, of a proportionate share of the cost". The sewage disposal plant of the area referred to is Streetsville. This item was previously before the Committee at its meeting on April 29, 1964, wher it was decided to defer it so that the Planning Director may attend the Committee's meeting. Mr. Williams attended and summarized the situation regarding the West Credit Development Area from the time of amendment number 114 up to the present. It was suggested that the applications by Erin Mills Developments should be dealt with in the manner as the request by Havendale Investments.

RECOMMENDATION: That Erin Mills Developments be advised that the Township of Toronto and Streetsville are in active negotiation concerning the use of the Streetsville Sewage Treatment Plant and keeping in mind the above recommendation and further that the negotiations with ~~Havendale~~ ERIN MILLS should commence with a view to executing an agreement on terms similar to those agreed on between Highbury Developments Limited and the Township of Toronto. ✓

347
~~345~~. FILE 10-64 - LICENSING GENERAL (APPLICATION FOR CAB DRIVERS LICENSES C-64 and D-64)

The Committee was advised that applications have been received for cab drivers licenses which shall be referred to as C-64 and D-64. The Police Department has investigated both applications and recommends that neither applications be granted.

RECOMMENDATION: That applications C-64 and D-64 for cab drivers licenses be refused. ✓

348
~~346~~. FILE 81-64 - JOINT SERVICES, TOWN OF BRAMPTON, TOWNSHIP OF CHINGUACOUSY AND TOWNSHIP OF TORONTO (#126) - A copy of a letter dated April 21, 1964, from the Clerk Treasurer of the Town of Brampton was before the Committee for its consideration. This letter points out the action taken to date by the Town of Brampton regarding the consideration of joint services for the three named municipalities.

RECOMMENDATION: That the Council for the Town of Brampton be requested to forward its resolution re joint services between the Town of Brampton, the Township of Chinguacousy and the Township of Toronto. ✓

349
~~347~~. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS) (#300) -

At the Committee's meeting on April 22, 1964, consideration was given to the speed limits in Orchard Heights Area. It was decided that the Township Engineer's report which was attached to the agenda, should be received; and further, that no reduction in speed limits be made in the Orchard Heights Area and only signs being playground or school advance warning signs, be erected. A recorded vote was requested, the results of which were as follows:

Those in favour	Those opposed
Deputy Reeve Murray	Councillor Searle
Councillor Harrison	" Jenkins
" McMillan	" McKechnie
" Vignale	
" Pickell	

At Council's meeting, the recommendation was adopted. Deputy Reeve Murray stated at Council's meeting that he intended to bring this matter back to the General Committee to consider whether or not a 25 m.p.h. speed limit should be throughout the Township.

RECOMMENDATION: That this item be deferred for futher consideration at the Committee's next meeting. ✓

350
~~348~~. FILE BY-LAW 4721 - MARY & JULIA CARD
FILE BY-LAW 4722 - WALTER DEAN - Copies of two letters were before the Committee for its information and consideration on these by-laws. One from the Metropolitan Toronto Planning Board dated April 24, 1964 setting out its objections to both by-laws. The other from Metropolitan Toronto and Region Conservation Authority while not in the usual form of an objection was brought to the Committee's attention because it contains a statement to the Metropolitan Toronto Planning Board that the conservation authority will object to these by-laws when they are considered by the Ontario Municipal Board.

RECOMMENDATION: That resolutions for both by-laws be passed by Council asking the Ontario Municipal Board to set a date for a hearing of these by-laws. ✓

351
~~349~~. FILE 67-63 - METROPOLITAN TORONTO & REGION CONSERVATION AUTHORITY (MIMICO CREEK WATERSHED) (#124) -

At the Committee's meeting on February 19, 1964, consideration was given to a report on the Mimico Creek Watershed by H. G. Akers & Co. on behalf of the Metropolitan Conservation Authority. It was decided that the comments from Councillors Vignale and McKechnie as set out in a report dated February 14, 1964, be adopted; and further, that the Township Planning Staff be requested to obtain information from the Conservation Authority regarding its programme for the acquisition of lands in the Etobicoke and Mimico Creek Watersheds. A copy of a letter from Mr. Horton of the Metropolitan Toronto & Region Conservation Authority was before the Committee for its consideration. Mr. Horton pointed out, "At the present time, we are unable to give any

definite indication as to when we shall be acquiring those Township of Toronto valley lands necessary for our flood control plan".

RECOMMENDATION: That the information contained in Mr. Horton's letter dated April 13, 1964, regarding Metropolitan Toronto & Region Conservation Authority acquisition of flood plain and conservation lands Township of Toronto be received and filed. ✓

350. FILE 64-64 - GARBAGE COLLECTION (#119)- At Council's meeting on May 4, 1964, the tender for garbage collection was opened. The Township Engineer reported to the General Committee on the terms of the tender. Mr. Anderson's report pointed out that the tender was prepared in such a manner that the Corporation has the option of accepting the bid for a two year or five year period. The tender also included three optional degrees of service: (1) Standard double collection; (2) Standard plus "on sight" for trailer camps; (3) Double collection plus "on sight" for all commercial institutional apartment developments etc. All of the amounts of money involved in the tender are set out in the Township Engineer's report dated May 5, 1964, a copy of which is contained in the above file.

RECOMMENDATION: The recommendation on this item is in two parts: (1) that the garbage collection contract be let for a period of five years subject to approval by the Ontario Municipal Board. (2) that the tender be let to Fuller & Venton Limited on the basis of their tender for standard double collection. A recorded vote was requested on this part of the recommendation. The result of which were as follows:

Those in favour		Those opposed	
Councillor	Vignale	Councillor	Harrison
"	McKechnie	"	Searle
"	McMillan	"	Jenkins

Part two of the recommendation was defeated. (3) that the optional degrees of service part of the tender be referred to Council for

consideration at its meeting on Monday, May 11, 1964. A recorded vote was requested on this part of the recommendation. The results of which were as follows:

Those in favour	Those opposed
Councillor Harrison	Councillor Vignale
" Searle	" McKechnie
" Jenkins	" McMillan

Part three of the recommendation was defeated.

NOTE: It was agreed that part 1 of the above recommendation should proceed to Council as a recommendation from the General Committee and that no recommendation go forward to Council regarding the "three optional degrees of service".

353
~~351~~. FILE 61-60 - SCHOOL ATTENDANCE OFFICERS - Committee was advised that when School Area Number one and South Peel Board of Education were amalgamated to be the Board of Education for the Township of Toronto, the situation with regard to school attendance officers was changed. Prior to amalgamation, Mr. H. Treanor was the school attendance officer for School Area #1 and some of the separate school boards. Mr. Treanor has been continuing his services as attendance officer for Roman Catholic Separate School Board #23 in Cooksville and C.R.C.S.S. Township of Toronto. Letters were written to R.C.S.S. #21, Malton; R.C.S.S. #23, Cooksville; R.C.S.S. #7, Lakeview; and C.R.C.S.S. Township of Toronto. Committee was further advised that replies had been received from all of the boards except R.C.S.S. #23, Cooksville. R.C.R.S. #21, Malton has appointed its own attendance officer, Mr. John Brett. R.C.S.S. #7, Lakeview has appointed its own attendance officer, Mr. R. Buyers; C.R.C.S.S., Township of Toronto, has advised that it wishes to continue to use the services of the Township of Toronto appointee. R.C.S.S. #23, Cooksville, while it has not replied to our letter, cannot appoint its own attendance officer because it does not have five teachers under its jurisdiction.

Therefore, it must use the appointee of the Township.

RECOMMENDATION: That the Township of Toronto appoint a School Attendance Officer for the combined Roman Catholic Separate School Board of the Township of Toronto and the Roman Catholic Separate School Board #23, Cooksville; and further, that the position of school attendance officers for these boards be discussed with the Business Administrator of The Toronto Township Board of Education. ✓

354
~~352~~. FILE PROJECT 24-64 - SANITARY SEWERS, PALSTAN ROAD - Committee considered a letter dated April 29, 1964, and a report regarding the installation of local sanitary sewers on Palstan Road. The total estimated cost according to the Engineer's report is $7,000.00. The Committee was advised that the Capital Budget for 1964 provides $6,000.00 for this project.

RECOMMENDATION: That the Township Engineer's report dated April 29, 1964, for the installation of local sanitary sewers on Palston Road be adopted. ✓

355
~~353~~. FILE T-15130 - JAYESS INVESTMENTS LIMITED (#97) - This plan of subdivision is located on the west boundary of Port Credit, south of Highway #2. Part of the plan is located within the limits of the Town of Port Credit; the remainder is in this Township. Consideration was last given to this plan at the Committee's meeting on February 12, 1964, when it was decided that the request by Mr. Soules contained in his/of letter February 5, 1964, be deferred until a mutual decision has been reached by Streetsville, Port Credit and the Township of Toronto with regard to the future status of these municipalities. The request in Mr. Soules letter was that the Township of Toronto agree to having a portion of the Soules property annexed to the Town of Port Credit. A copy of a letter dated May 1, 1964, from Mr. Soules in which he has pointed out that the Town of Port Credit passed By-law 1463 to

annex a portion of the Soules lands presently lying in the Townsnip of Toronto was before the Committee. Mr. Soules requested that this matter be given further consideration.

RECOMMENDATION: That the Town of Port Credit and Mr. Soules be advised that the Township of Toronto will oppose the application by the Town of Port Credit to the Ontario Municipal Board for the annexation of a portion of the lands owned by Mr. Soules, located in the west boundary of Port Credit, presently in the Township of Toronto. A recorded vote was requested on this recommendation.

Those in favour	Those opposed
Councillor Vignale	No one
" McKechnie	
" Jenkins	Those abstaining
" McMillan	
" Searle	No one

Recommendation carried. ✓

356 ~~354~~. FILE PROJECT 29-63 - STORM SEWERS, ONEIDA CRESCENT (EASEMENT THROUGH ROBINSON PROPERTY) (#301)

The Township passed By-law 4635 for the purpose of expropriating an easement through the Robinson lands for the Oneida Crescent Storm Sewer. In a memo dated March 5, 1964, a copy of which was before the Committee, Mr. Wilkinson pointed out that the last offer was in the amount of $900.00. In order that the notice of expropriation may be properly served, the Committee was requested to consider a final offer on this easement. The Property Agent suggested that the offer be resubmitted at $900.00.

RECOMMENDATION: That the offer to purchase the easement through the Robinson lands for the Oneida Crescent Storm Sewer be resubmitted at $900.00. ✓

357 ~~355~~. FILE T-13147 - W. TIMKO (#107) - This is a 14 lot proposed plan of subdivision located on the west side of Old Carriage Road, south of

the Credit Valley Golf Club. An appraisal has been received from Roy Hines setting the value of the property at $55,000.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $2,750.00 as the 5% cash dedication for the proposed plan of subdivision T-13147 - W. Timko. ✓

358
~~356~~. FILE OZ-5-64 - CAROGA ENTERPRISES LIMITED
FILE AMENDMENT NO. 170 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA (#281)

In a memo dated April 27, 1964, the Planning Director pointed out that the application submitted by Caroga Enterprises Limited requires also an amendment to the Official Plan. Therefore, before the by-laws can be submitted to Council for passing, an amendment must be prepared, adopted by Council and approved by the Minister. Amendment No. 170 was before the Planning Board at its meeting on May 5, 1964, when it was approved.

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 170 to the Official Plan of the Township of the Toronto Planning Area, be passed by Council. ✓

359
~~357~~. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#306) - At Committee's meeting on April 22, 1964, a copy of a report from the Manager of the Public Utilities Commission to the Chairman and members of the Public Utilities Commission dated March 25, 1964, and a copy of a letter from the Manager of the Public Utilities Commission dated April 8, 1964, addressed to the members of Council, were considered. Both attachments were with reference to the per acre levy for water on subdivisions in general and the United Lands Corporation development south of Dundas Highway, in particular. A copy of these attachments were again before the Committee at its last meeting.

RECOMMENDATION: That consideration of this item be deferred until the next meeting ✓

360
~~358~~. FILE 7-64 - CLERKS GENERAL (LANDS OWNED BY DEPARTMENT OF NATIONAL DEFENCE)(#273) -

At a recent meeting of the General Committee, it was decided to inquire about the future use of the 5 acres of land located at the Ordinance Depot - Lakeview. In a letter dated April 23, 1964, Bruce S. Beer, M.P. for Peel, was advised by the Associate Minister of National Defence that, "This property is required by the development plans for this site. It cannot, therefore, be made available for purchase".

RECOMMENDATION: That this information be received and filed. ✓

361
~~359~~. FILE 8-64 - COMMUTER TRAIN (COMMUTER TRAIN FROM CLARKSON) -

A copy of a letter from Mr. L. Boyes complaining about the commuter train service and the lack of parking at Clarkson was before the Committee.

RECOMMENDATION: That this letter be referred to the next General Committee meeting for further consideration. ✓

362
~~360~~. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS - A report from the Township Engineer regarding the 1964 sidewalks and walkways and a summary of the estimated cost of constructing these sidewalks and walkways was before the Committee.

RECOMMENDATION: That further consideration of this letter be deferred until next meeting. ✓

363
~~361~~. FILE 32-64 - GRANTS (GIRL GUIDES OF CANADA, WHITE OAKS AREA) -

A copy of a letter from Mrs. McCallion on behalf of the Girl Guides of Canada, White Oaks area, requesting assistance for persons

attending conferences this summer was before the Committee for consideration. The Committee was advised that in 1963, the Council assisted the Girl Guides by giving $200.00 per person to persons who attended conferences from the Township of Toronto.

RECOMMENDATION: That Mrs. McCallion request be referred for consideration within the grants budget for 1964. ✓

~~362~~ 361. 280-60 FIRE FIGHTERS AGREEMENT (SALARY NEGOTIATIONS)(#193)- The Township's Chief Administrative Officer reported to the Committee that he had carried on negotiations with the Fire Fighters' Association and that the Association had requested an opportunity to negotiate directly with Council. This request was considered by the Committee.

RECOMMENDATION: The recommendation on this item is in two parts: (1) that the Township's Chief Administrative Officer discuss with Mr. I. McGowan, the proper procedure that should be followed by the Fire Fighters' Association when requesting an opportunity to negotiate directly with Council ✓(2) that the Fire Fighters's Association be advised that their letter dated April 28, 1964. has been received and while it is impossible to meet with them by May 15, 1964, theire request has been considered and further information will be forwarded. ✓

~~363~~ 365. FILE OZ 28-63 T-15827 RATTRAY PARK ESTATE (#288)- At the Committee meeting on April 22, 1964, the following recommendation was passed, "That the Township of Toronto asked the Credit Valley Conservation Authority to consider holding a meeting between representatives of the Credit Valley Conservation Authority, the Nature Conservacy of Canada, Mr. Nieman and the appropriate department of the Provincial Government and the Minister of Education, if he can attend, to determine thelland in the Rattray Estate that will

be purchased and how it is to be paid for and the conditions of purchase and sale". NOTE: This recommendation was passed in the form of a resolution at a special Council meeting on April 22, 1964. Councillor Harrison reported to the Committee on this meeting. The following persons attended: William Davis, Minister of Education; Mr. Westcott, Executive assistant to the Minister of Education; Mr. Neiman, Rattray Estates; Dr. Wm. Gunn, Nature Conservancy of Canada; Mr. Aird Scott; Nature Conservancy of Canada; Mr. Stan White; Field Officer Credit Valley Conservation Authority; Mr. R.K. McMillan; Chairman Credit Valley Conservation Authority and Mr. R.K. Harrison, Township of Toronto. Mr. Harrison pointed out that Dr. Gunn, Nature Conservancy, had stated that the $100,000.00 would only be given by the Nature Conservancy for the purchase of the entire Rattray Estate property. Mr. Neiman stated that he would not go beyond May 15, 1964, as the deadline for a decision regarding the purchase of part of the land. The Minister of Education, Mr. Davis, stated there was a possibility that the Province would pay fifty per cent of the cost of purchasing the whole property if the property was purchased by the Conservation Authority with two benefitting municipalities.

RECOMMENDATION: That the Township of Toronto request the Conservation Authority to prepare a scheme for the acquisition of the entire Rattray Park Estate property and that the Township of Toronto be one of two benefitting municipalities A recorded vote was requested on this recommendation.

Those in favour	Those opposed
Councillor Harrison	Councillor Jenkins
" McKechnie	" Vignale
	" McMillan
	" Searle

Recommendation was defeated.

The meeting was adjourned at 5:15 p.m.

REPORT ADOPTED:

"ROBT. W. SPECK"
REEVE

"R. K. HARRISON"
CHAIRMAN

For
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ag.
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T 143

RESOLUTION

May 11 SESSION 1964 No.

MOVED BY Wilson Speck

SECONDED BY

Amendment Rec #2 Clause 352 General Committee Report of May 6/64

That the tender be let to Fuller and Vinton Limited on the basis of their tender for Standard Double Collection, including Option #3

Carried
Cuerway 7/2

T 143

RESOLUTION

May 11 SESSION 1964 No.

MOVED BY Frank J McKechnie

SECONDED BY

Amendment Rec #2 Claus 352 General Committee Report of May 6/64

That the tender be awarded to Fuller and Venton Limited on the basis of their tender for standard double collection

not voted on

T 143

RESOLUTION

May 11 SESSION 19 64 No.

MOVED BY R. A. Leale

SECONDED BY

Recommendation to item 365 of the May 6 Several Committee report

Be it resolved that the property of the Pattrony Estate other than the lands offered for sale ~~for the preservation~~ by the developers to the Conservation authority be released for processing.

Carried

Cuerway

Cooksville, Ontario,
May 11, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 7:30 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present; Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer, K. MacDiarmid, Solicitor.

Minutes of the meeting held on May 4th were adopted as read.

DEPUTATIONS

CHIEF CONSTABLE GARNET L. MCGILL was present to receive a medal which was presented to him marking twenty years' service with the Township of Toronto Police Department.

RE: FILE 116-63 - CRESTVIEW CEMETERY APPLICATION - Mr. F. J. Greenwood, representing the applicant, outlined the proposal for a cemetery site located on the Second Line West and Burnhamthorpe Road. He pointed out that while the entire parcel contains approximately 97 acres, the first phase will comprise about 25 acres in the south-west corner of the property and that his clients would hope to get under way within 90 days. He further stated that the cemetery is being designed by a horticultural architect and that the property will be well treed and well taken care of. During discussion on this matter, Mr. Greenwood stated that the cemetery will be operated with perpetual care.

The following people appeared in opposition to this application:
MR. MARSDEN, solicitor for Mr. Milton who is presently building a house on two acres of land in the north-east corner of the subject lands. He expressed concern that development of a cemetery might adversely affect the well water supply and also that the value of his client's land would be depreciated.
MR. B. WIDMAN spoke for Esther-Helen Limited, owners of 140 acres south of the Britannia Road across from the Crestview property. He stated that this land was purchase d for residential development and that a cemetery would be detrimental to such development and the value of the land would be lowered.

MR. JOHN PERRY spoke on behalf of himself and his father who own land south of Britannia Road and to the west of the subject lands. He stated that cemetery development would devalue their property and could very well affect the water in the two wells used by them. He left with the Township Clerk the Ontario Water Resources Commission report on tests recently made of water samples from his wells and asked that this be held in case of future developments.

The following people expressed views favouring the location of a cemetery in this area:

MR. P. KILLABY, owner of 3 1/3 acres of land which would be virtually surrounded by the cemetery, stated that he has looked at several cemeteries in the Metropolitan Area and feels they have no adverse affect on the surrounding area and feels it would not cause any land devaluation. As far as drainage is concerned, he stated he would rely on the Provincial regulations to safeguard his well.

MR. HARRY HASSALL - who lives about one mile north of this property stated that he had lived on property adjoining a cemetery and had no objection whatever to it. He went on to say that the location of cemeteries should be decided now before housing development takes place.

MR. BOWLING who owns land fronting on Britannia Road, stated that he had lived beside Prospect Cemetery for six years and felt it was comparable to living beside a well kept park; that the cemetery was no detriment to the community and certainly did not decrease the value of his property for resale.

MRS. LANGLEY who resides on Third Line about one mile from the Crestview property, expressed the opinion that a cemetery would enhance the area rather than depreciate the value of property.

MR. COOPER, owner of land on the east side of Second Line, south of Britannia is also in favour of the development of the land for cemetery purposes.

MR. MORLEY HORTON also stated that he had no objection as he felt there were many, many things which would be more detrimental and more devaluing to surrounding lands.

MR. GREENWOOD stated that he had checked with the City of Toronto and had been advised that no adjustment is made tax-wise for lands abutting cemeteries. He also pointed out that the Peel County Health Unit had reported that this site had been investigated and found to be suitable for the location of a cemetery.

RE: OZ-28-63 - RATTRAY PARK ESTATES - Mr. Nieman, solicitor for the applicant, stated that his clients are vitally concerned with time and asked that the proposed plan be released for processing.

MR. EASSON asked that, if possible, further time be given to allow every consideration for ways and means of preserving the land in a parklike manner.

MR. R. MORTENSEN suggested that it is time for Council to allow this proposed plan of subdivision to proceed, especially when the proposed use of the subject lands would not be for the public at large.

MRS. LANGLEY stated that she felt the land should be maintained in its natural state and asked just what use would be made of the Estate by the Conservancy should they acquire it.

REEVE SPECK explained that it is his understanding that there would be restrictions so that the area may be left in as natural a state as possible. He went on to say that if the land is purchased with public money then the general public must have access to it and he does not know just how it could be restricted. He stated that the transaction would have to go through a recognized agency of the Government - perhaps the Conservation Authority - in order forthe government to participate in any portion of the cost.

COUNCILLOR MCMILLAN pointed out that the Conservancy have advised that they are not interested in a portion of the lands since it would require the entire estate to preserve the wild life. He further advised that it would be their wish that the property be used for some educational programme with the public allowed in for special occasions and special programmes, but not strictly as a public park.

MEMBERS OF THE LEGISLATIVE COMMITTEE OF THE TOWNSHIP OF TORONTO INDUSTRIAL ASSOCIATION were present to observe Council, and were extended a hearty welcome by the Reeve.

RE: FILE 8-64 - COMPLAINTS - Re: Pieree Septic Tank & Drain Service, 605 Curzon Ave. Mr. & Mrs. Forbes and others appeared before Council with respect to the very unsatisfactory condition of the property at the above address. The Reeve advised this delegation that this matter is presently under investigation and that reports and recommendations will be forthcoming in the very near future, and would no doubt be before General Committee on May20th, at which time Mr. Forbes was invited to attend.

RE: LOW RENTAL HOUSING SCHEME - Mr. Harry Hassall asked that a low rental housing scheme be undertaken within the Township as he felt there was a great need for such accommodation. COUNCILLOR JENKINS, Chairman of the Low Rental Housing Committee reported on progress in this connection and advised that perhaps it would not be long before such accommodation would be available in Toronto Township.

RE: REGISTERED PLAN 692 - ROGERSWOOD ESTATES - Mr. Simzer, who resides on Jalna Avenue adjacent to the Rogerswood Estates, asked when the road would go through to connect with the new section of Birchwood Ave. in the Rogerswood Estates, as Jalna is presently bearing the heavy traffic originally slated for Birchwood. The Reeve stated that it is his understanding that this road will be recommended for construction in 1965. He also advised that this matter will be discussed at General Committee on May 20th and that it might be possible to re-route some of the traffic to relieve the situation through the existing subdivision.

MR. GILL again appeared before Council with respect to the acquisition of part of his land for construction of a road to the Rogerswood Estates. He was advised that if necessary this land would be expropriated and he would be notified when the expropriation by-law would be coming before Council. He also was advised that this subdivision would be the subject of discussion on May 20th.

MR. PORTMAN also a resident in this area, stated that he objected to such expropriation as there are trees at this corner which belong to the public.

MRS. GILL again requested that something be done to prevent the sand blowing from the Rogerswood subdivision. The Township Engineer advised that the developer had been contacted and asked to do something about this situation.

RE: LACK OF SERVICES IN THE LAKEVIEW AREA - Mrs. Forbes of Curzon Avenue, asked why this area had been neglected. The Reeve pointed out that many things have been done in the area in the last six or seven years, such as the removal of some 100 dilapidated buildings; sanitary sewers have been installed; the roads have been re-surfaced and the streets re-ditched; and the complete street lighting system improved.

COMMUNICATIONS

Township of Toronto Assessment Department - Report on Section 53 assessment for the year to date with comparative figures for the year 1963. Report to be received.

A. P. Smith, R. R. #1, Meadowvale - Letter protesting against a cemetery site on Britannia Road. Letter to be received.

Town of Port Credit - Letter setting out resolution passed by the Council of the Town of Port Credit re Garbage Agreement with the Township of Toronto. Letter to be received.

Township of Toronto Planning Board - Advising that a joint meeting of Council and Planning Board has been arranged for May 26, 1964, re Proposed Official Plan Metropolitan Toronto Planning Area. Contents to be noted and letter received.

Municipality of Metropolitan Toronto - Letter advising that approval has been received from the Minister of Municipal Affairs on Reeve R. W. Speck's appointment as a member of the Metro. Toronto Planning Board, representing the West District to hold office until January 1, 1965.

Malton Memorial Recreation Association - Letter setting out the Association's objects, activities, membership, etc. This information is to be received and the matter referred to General Committee.

Letter and Petition from residents in Streambank Drive Area expressing opposition to the proposed sewer drain on Streambank Drive. Councillor Harrison made a motion that the petitioners have representation at General Committee Meeting on May 20th when this matter will be discussed.

South Peel Association for Retarded Children - Letter extending invitation to members of Council to attend Open House on May 11th. Letter to be acknowledged and the Reeve's apologies extended to this School.

COMMITTEE REPORTS

On motion by Councillor McMillan Council moved into committee for presentation of Committee Reports; Deputy-Reeve Murray in the Chair.

GENERAL COMMITTEE REPORT DATED MAY 6th, 1964

ITEM #343 - FILE 7-64 - CLERKS GENERAL (AEROSPACE COUNCIL OF CANADA) -

Councillor McKechnie pointed out several reasons why he felt the Township should endorse the brief presented by the Aerospace Council of Canada.

ITEM #350 - BY-LAW 4721 - Mary & Julia Card
BY-LAW 4722 - Walter Dean

Councillor Pickell stated that he opposed the recommendation on this item as all information pertaining to the matter had not been available to him.

ITEM #352 - FILE 64-64 - GARBAGE COLLECTION - A recorded vote was requested on the recommendation for this item, with the following results:

PART (1)	Those in Favour	Those opposed
	Councillor Vignale	Reeve Speck
	" Harrison	
	" Jenkins	Note: Councillor Pickell was absent from the Council Chambers when this vote was taken.
	Deputy-Reeve Murray	
	Councillor McMillan	
	" McKechnie	
	" Searle	

CARRIED 7-1

PART (2) - This part of the recommendation was amended to read as follows:

"THAT the tender be let to Fuller and Venton Limited on the basis of their tender for standard double collection, including Option #3 which reads as follows:

'Double collection plus "on sight" for all commercial, institutional, apartment developments, etc.'"

The recorded vote on this part of the recommendation showed the following:

Those in favour	Those opposed
Councillor Vignale	Councillor McKechnie
" Jenkins	" Harrison
" McMillan	
" Pickell	
" Searle	
Deputy-Reeve Murray	
Reeve Speck	

CARRIED - 7-2

ITEM #355 - FILE T-15130 - JAYESS INVESTMENTS LIMITED

A recorded vote was requested on the recommendation for this item, as follows:

Those in favour		Those opposed
Councillor Vignale	Councillor Harrison	
Councillor Jenkins	Deputy-Reeve Murray	None
Reeve Speck	Councillor McMillan	
Councillor McKechnie	Councillor Pickell	
Councillor Searle		

CARRIED - 9 -0

ITEM #365 - FILES OZ-28-63 and T-15827 - RATTRAY PARK ESTATE - This item was referred to Council without a recommendation, and after considerable discussion the following recommendation was voted on and carried with a requested recorded vote:

"BE IT RESOLVED that the property of the Rattray Estate other than the lands offered for sale by the developers to the Conservation Authority, be released for processing."

Those in favour	Those opposed
Councillor Searle	Councillor Harrison
" McMillan	" Pickell
Reeve Speck	" McKechnie
Deputy-Reeve Murray	
Councillor Jenkins	
" Vignale	

CARRIED - 6-3

A motion for recess was made at 11:00 p.m. and the meeting re-convened at 11:10 p.m.

UNFINISHED BUSINESS

RE: TORONTO TOWNSHIP INDUSTRIAL FILM "LAND ON THE MOVE" - Councillor Harrison advised those present that the Township's film has been awarded first prize for its achievement as the best sales and promotion film produced during 1963, in the 16th Annual Presentation of Canadian Film Awards.

RE: PROPOSED COMMUNITY CENTRE - Deputy-Reeve Murray, Chairman of this committee, advised that there will shortly be a report before the General Committee on progress made in this direction.

RE: DEPARTMENT OF HIGHWAYS SIGNS IN THE MALTON AREA - in reply to Councillor McKechnie's query, the Clerk was requested to endeavour to ascertain the exact name of the Air Port for road sign purposes.

RE: DESIGNATION OF LORNE PARK ON HIGHWAY SIGNS - Councillor Harrison asked that the Department of Highways be requested to have this sign reinstated at the intersection of Lorne Park Road and Highway #2.

BY-LAWS

A By-law to execute an agreement between the Corporation of the Township of Toronto and Barnett & Rieder (Architects for Erindale Swimming Pool) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4753.

A By-law to execute an agreement with D. A. Sinclair Construction Limited (re Erindale Swimming Pool) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4754.

A By-law to authorise the execution of a Financial Agreement and an Engineering Agreement between Inter-Provincial Factors Company Limited, The Corporation of the Township of Toronto, The Public Utilities Commission and Philip Feder (R.P. 616) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4755.

A By-law to adopt Amendment No. 170 to the Official Plan of the Township of Toronto Planning Area, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4756.

By-law Number 4666 being a by-law to authorize the construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto at an estimated total cost of $20,000.00 (Coram Crescent) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $20,000.00 pending the issue and sale of debentures (Coram Crescent sanitary sewers) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4757.

A By-law to authorize the temporary borrowing of $38,750.00 pending the issue and sale of debentures, (Watermain on Erindale Station Road) was read a first and second times and numbered 4758.

A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $500,000.00 for Secondary School purposes of The Board of Education of the Township of Toronto was read a first and second times and numbered 4759.

A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $394,000.00 for the construction of Queenston Drive Public School by The Board of Education of the Township of Toronto was read a first and second times and numbered 4760.

A By-law to amend By-law Number 2813 (OZ-4-64) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4761.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway (Tomken Road - Deed from Bilanowski) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4762.

A By-law to amend By-law Number 3010 being a by-law to establish the Procedure for meetings of Council was read a first and second times and numbered 4763. (This by-law was referred to General Committee for further consideration)

A By-law to raise by way of levy on the rateable assessment of The Township of Toronto certain sums of money for the year 1964 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4764.

A By-law to provide for the collection of taxes for the year 1964 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4765.

A By-law to appoint an Acting Deputy-Treasurer was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4766.

MOTIONS

Moved by: C. M. Murray #94
Seconded by: C. D. Jenkins

AND RESOLVED that the contract for the construction of sanitary sewers and storm sewers on Coram Crescent be awarded to Craftwood Construction Company Limited for the sum of $28,209.42.

CARRIED

Moved by: Charles D. Jenkins #95
Seconded by: R. A. Searle

WHEREAS the Township of Toronto has previously indicated to the Department of Highways of Ontario its interest in the use of the lands at the southeast corner of Cawthra Road and the South Service Road for park purposes, if, as and when these lands become available;

BE IT RESOLVED that the D.H.O. be advised that the Township of Toronto is still interested in the acquisition of these lands for public use which in addition to parks, might include public housing.

CARRIED

Moved by: R. K. McMillan #96
Seconded by: C. M. Murray

WHEREAS By-law 4722 has been processed in accordance with the procedure laid down by the Ontario Municipal Board; and

WHEREAS an objection has been received from the Metropolitan Toronto Planning Board; and

WHEREAS the Council for the Township of Toronto has considered the objection and in the opinion of the Council, the by-law should be approved;

THEREFORE BE IT RESOLVED that the Ontario Municipal Board be requested to set a date for a hearing for this by-law.

CARRIED

RECORDED VOTE ON #96

Those in favour		Those opposed
Councillor Vignale	Deputy Reeve Murray	Councillor Pickell
" Harrison	ReeveSpeck	
" Jenkins	Councillor McMillan	
" Searle	Councillor McKechnie	

Carried 8-1

Moved by: C. D. Jenkins #97
Seconded by: R. K. McMillan

WHEREAS By-law 4721 has been processed in accordance with the procedure laid down by The Ontario Municipal Board; and

WHEREAS an objection has been received from the Metropolitan Toronto Planning Board: and

WHEREAS the Council for the Township of Toronto has considered the objection and in the opinion of the Council, the by-law should be approved;

THEREFORE BE IT RESOLVED that The Ontario Municipal Board be requested to set a date for a hearing for this by-law.

CARRIED

RECORDED VOTE ON #97

Those in favour		Those opposed
Councillor Vignale	Councillor Harrison	
" Jenkins	" McMillan	Councillor Pickell
Deputy-Reeve Murray	" McKechnie	
Reeve Speck	" Searle	

Carried 8-1

Moved by: C. M. Murray #98
Seconded by: C. D. Jenkins

AND RESOLVED that the "on site" garbage collection for all commercial, institutional, apartment developments and trailer camps be instituted on September 1, 1964, in order that sufficient time be allowed for the Township staff to make the necessary arrangements with the various owners for such "on site" collection. This resolution amends item #352 on the General Committee Report of May 6, 1964, and has been approved by Fuller and Venton Limited.

CARRIED

Moved by: C. M. Murray #99
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated May 6, 1964, be adopted as amended in items #352 (2) and item 365.

CARRIED

Moved by: R. K. McMillan #100
Seconded by: C. D. Jenkins

AND RESOLVED that Council approve the first phase of the cemetery development of Crestview Cemetery Limited, part of Lot 6, Concession 3, W.H.S. containing approximately 25.1 acres, subject to retification of the agreement between Douglas K. King and Harvey E. Creber and the Corporation of the Township of Toronto.

CARRIED

Moved by: C. M. Murray #101
Seconded by: C. D. Jenkins

AND RESOLVED that Isaac Siesling, Acting Deputy-Treasurer, pursuant to By-law No. 4766, be authorized to sign General, Payroll and Welfare cheques of the Corporation of the Township of Toronto instead of R. W. Gibson.

CARRIED

Moved by: C. D. Jenkins #102
Seconded by: C. M. Murray

AND RESOLVED that Councillor F. J. McKechnie be the Reeve's alternate to attend the Township of Toronto Planning Board meeting on Tuesday, May 12, 1964.

CARRIED

FORTHCOMING MEETINGS

May 12 - 7:30 p.m. - Planning Board

May 20 - 9:30 a.m. - General Committee

May 25 - 7:30 p.m. - Council meeting.

The meeting adjourned at 12:15 a.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA, MAY 20, 1964

366. FILE 70-61 - Toronto Terminal Project

367. FILE T-14356 - Erindale Developments Limited

368. FILE 118-62 - Proposed Development of Flaman Lands

369. FILE 8-64 - Complaints (Curzon Avenue)

370. FILE T-15851 - United Lands Corporation Limited

371. FILE 47-64F - Traffic Safety Council, Speed Limits (Orchard Heights)

372. FILE 61-60 - School Attendance Officers

373. FILE 107-64 - Texaco Tank Farm

374. FILE 47-64C - Traffic Safety Council, Sidewalks

375. FILE 54-64 - Industrial Committee (Report from Industrial Commissioner)

376. FILE 71-61 - Council and General Committee Procedure

377. FILE 27-64 - Subdivisions General (Policy re underground wiring)

378. FILE T-15788 - Mildmay Acres Development (Rice)

379. FILE 43-64 - Road Closings General (Marigold Crescent & Washago Rd)

380. FILE 7-64 - Clerks General (Resolutions, New Toronto)

381. FILE 8-64 - Complaints
FILE 10-64 - Licensing General (Dog Licenses)

382. FILE 89-64 - Council General (Council Procedure)

383. FILE 47-63 - General - Traffic Safety Council (Intersection Derry Road East and Seventh Line)

384. FILE Project 12-64 - Storm Drainage in the Melton Drive, Cawthra Road Area

385. FILE OZ-37-63 - M. Greco & H. Sandham

386. FILE 261-62 - Sidewalk Policy

387. FILE 32-64 - Grants

388. FILE 25-64 - Works General (Highway Sign, Burnhamthorpe Road and Erindale Station Road)

389. FILE 38-64 - Street Names Committee (Kelly-Springfield Tire Co. of Canada)

390. FILE 105-60 - Meadowvale Botanical Gardens

391. FILE PROJECT 26-64 - Reconstruction of Watermains and Water Services on Hurontario Street from Dundas Street to Burnhamthorpe Road

392. FILE T-14092 - Mrs. H. Pinkney

393. FILE 91-64 - Sewers General
FILE PROJECT 27-64 - Construction of Sanitary Sewers to Liquid Cargo Limited

394. FILE 280-60 - International Association of Fire Fighters, Local 1212

395. FILE 317-60 - Pension Scheme, Township of Toronto

396. FILE 47-64 - General - Traffic Safety Council (Ditches, Rudar Rd)

397. FILE 96-64 - Malton Memorial Recreation Association

398. FILE 24-64 - Welfare Department General (Committee on Welfare Safety of Buildings etc)

399. FILE 222-61 - Sewer Service Agreement, Town of Port Credit

400. FILE 39-64 - Conventions (Canadian Federation of Mayors and Municipalities)

401. FILE 33-64 - Capital Budget 1964 (Works reports)

402. FILE 126-63 - Burnhamthorpe Reservoir Site.

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MAY 20, 1964.

THOSE PRESENT: Reeve Speck, Councillors Jenkins, Vignale, McMillan, Harrison, Searle, McKechnie & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 21

ITEMS CONSIDERED:

366. FILE 70-61 - TORONTO TERMINAL PROJECT - Mr. Robert Reid, Solicitor for the Township on the case Township of Toronto v. C.N.R. and Gordon, attended the Committee's meeting and advised that he has had an opportunity to consider not only Mr. Gordon's examination for discovery but also further documents that have been produced by the Railway as a result of the examination. Mr. Reid informed the Committee that, in his opinion, the Council for the Township had looked after the Township's interests well when it decided to have the investigation carried out and he advised that the action be discontinued now because of the results of his investigation. He also advised the Committee that he would forward a letter so that the Township would have on file, a full report of his findings in this case.

RECOMMENDATION: That the action by the Township of Toronto against the C.N.R. and Gordon be discontinued as recommended by Mr. Robert Reid, Solicitor for the Township on this case.

367. FILE T-14356 - ERINDALE DEVELOPMENTS LIMITED (2) - This is a proposed plan of subdivision on Blocks A and B, Registered Plan 597. This plan is almost ready for registration. At the Committee's meeting on April 29, 1964, information was supplied by the Development Department that approximately 965 units have been constructed in Erindale Woodlands at the present time. The agreement provides for the construction of 1,008 residential units and by the time these units are constructed, Mr. Elias should have industrial assessment as set out in the agreement. Mr. Elias attended the Committee's meeting. He pointed out that it was almost impossible for him to supply industrial assessment in the Erindale Area because, in his opinion, and the opinion of the Industrial Commissioner, the Erindale Area is not suitable for industrial development. He further pointed out that he had two plants under construction on the Rifle Ranges and he expected a third plant to be constructed by next year and that he had supplied industrial assessment, not only on the Rifle Ranges, but on Dixie Road and Dundas as well. Mr. Elias was informed that it was not the policy of the Township to allow industrial credits on lands which were serviced by the Municipality. He suggested that some consideration should be given to changing the agreement.

RECOMMENDATION: That the request by Mr. Elias that he be permitted to register proposed plan of subdivision T-14356, be refused at this time and that Mr. Elias be requested to submit in writing, his reasons why the agreement with the Township should be amended and his proposed changes to the agreement; and further, that he be advised that when this material is received, a meeting with him will be arranged to discuss it.

368. FILE 118-62 - PROPOSED DEVELOPMENT OF FLAMAN LANDS - The Committee was advised that Mrs. Flaman's property is located on the south side of Burnhamthorpe Road, west of Mavis Road. The Planning Board has granted a division of land on this corner and requested as one of the con ditions of consent, that a 27' road widening be dedicated to the Township along the frontage of the parcel on Burnhamthorpe Road. In a letter dated April 23, 1964, Mr. Reed of Longo Real Estate Limited, requested an opportunity to speak to the Committee regarding the possibility of the Municipality conveying a triangular parcel of land located between the Flaman property and the present location on Mavis Road. This triangular parcel was created when Mavis Road was moved from its previous location. Comments from the Planning Director and the Township Engineer, were before the Committee on this item. Mr. Reed and Mr. Hill attended the Committee's meeting.

RECOMMENDATION: That the surplus land as shown on Plan A3102 located on the south west corner of Burnhamthorpe Road and Mavis Road, be transferred to the adjacent property owner to the west in accordance with the Township Engineer's memo dated May 11, 1964.

369. FILE 8-64 - COMPLAINTS (CURZON AVENUE) - Mr. William Forbes and Mrs. Brennan attended the Committee's meeting to speak regarding a complaint that Mr. Pearce on Curzon Avenue is causing a problem because of the condition of his property. Some of the complaints put forward were as follows :

1. Equipment for the pumping of septic tanks is left standing on the property.

2. This equipment is sometimes flushed into the ditches in front of his property.

3. Considerable other junk on the property.

4. He refuses to remove his junk from the neighbours property.

5. He has large fires in his back yard.

6. The mess in his back yard is causing rats in the area.

Reeve Speck advised the Committee and the ratepayers present, that he had met with Mr. Pearce regarding the complaint and he felt that the condition of Mr. Pearce's property would improve. He also pointed out that Mr. Pearce had been advised that the truck for the pumping of septic tanks must be parked elsewhere.

RECOMMENDATION: That no further action be taken on this matter until Mr. Pearce has had an opportunity to find another place to park his truck and clean up his property.

370. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#306) - At the Committee's meeting on April 22, 1964, a copy of a report from the Manager of the P.U.C. to the Chai rman and members of the P.U.C. dated March 25, 1964, and a copy of a letter from the Manager of the P.U.C. addressed to the members of Council dated April 8, 1964, were considered. Both attachments were with reference to the per acre levy for water on subdivisions in general and the United Lands Corporation development south of Dundas Highway, in particular. The Committee, on April 22, 1964, decided to defer consideration of these reports until a future meeting. Copies of the attachments were again before the Committee.

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RECOMMENDATION: That further consideration of this item be deferred pending the report from the Staff regarding the overall development of United Lands Corporation Limited.

371. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS) (#300)

At Committee's meeting on April 22, 1964, consideration was given to the speed limits in Orc hard Heights. It was decided that the Township Engineer's report which was attached to the agenda, should be received; and further, that no reduction in speed limits be made in the Orchard Heights area and only signs being playground or school advance warning signs, be erected. This recommendation was adopted by Council. At the same Council meeting, Deputy Reeve Murray, stated that he intended to bring this matter back to the General Committee to consider whether or not 25 mph speed limit should be throughout the Township.

RECOMMENDATION: That no consideration be given to this item until Mr. Murray is present.

372. FILE 61-60 - SCHOOL ATTENDANCE OFFICERS (#353) - The Committee was adv ised that consideration was given at its meeting on May 6, 1964, to the question of school attendance officers and it was decided by Council "That the Township of Toronto appoint a school attendance officer for the Combined Roman Catholic Separate School Board of the Township of Toronto and the Roman Catholic Separate School Board #23, Cooksville; and further, that the position of the school attendance officer for these Boards be discussed with the Business Administrator

of the Township of Toronto Board of Education". The Committee was advised that this question had been discussed with Mr. Brown and he advised that the Board of Education attendance officer will not be available for Township appointments.

RECOMMENDATION: That Mr. H. Caswell, Secretary for the Combined Roman Catholic Separate School Board of the Township of Toronto, and the Roman Catholic Separate School Board #23, Cooksville, be contacted to determine whether or not the Boards for which he is Secretary, wish to submit a recommendation regarding the appointment of a school attendance officer for those Boards.

373. FILE 1o7-64 - TEXACO TANK FARM (#293) - At Council's meeting on March 9, 1964, Councillor Harrison advised that he had heard that Texaco was using a road on lands owned by them which is zoned Residential and connects the Tank Farm with Indian Road. He asked if there was any way to stop this road being used. The Township Solicitor considered the subject and his memo dated March 10, 1964, was before the Committee.

RECOMMENDATION: That further consideration of this item be deferredfor one week pending a further report from the Zoning Department to determine whether or not this is a permitted use under the Zoning By-law.

374. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (#362) - At the Committee's last meeting, a report from the Township Engineer dated April 29, 1964, entitled "1964 Sidewalks and Walkways", was before the Committee. The Committee decided to defer final recommendation un til this meeting. The report contained a summary of the estimated cost of

constructing sidewalks and walkways.

RECOMMENDATION: That the Township Engineer's report entitled "1964 Sidewalks and Walkways" dated April 29, 1964, be adopted.

375. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM INDUSTRIAL COMMISSIONER) (#272)

A copy of a report from the Industrial Commissioner dated May 4, 1964, outlining the business transacted by the Industrial Department in the month of April, 1964, was before the Committee.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated May 4, 1964, be received and filed.

376. FILE 71-61 - COUNCIL AND GENERAL COMMITTEE MEETINGS - The Special Committee to study the schedule of Council and General Committee Meetings and method of payment for Councillors, met on May 5, 1964.

A copy of the report was before the Committee.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That Mr. Beatty and the Chief Administrative Officer draft a recommendation for consideration of the Ontario Municipal Association and the Ontario Mayors and Reeves, to amend Section 212 so that it will read to the effect that the members of Council may be paid such annual or other renumeration as the Council may determine.

2. That during the months of June, July, August and September, Council meetings be held in the afternoon commencing at 1:30 p.m. and continue into the evening, if necessary, on the second and fourth Mondays, and the General Committee meetings be held during the day commencing at 9:30 a.m. on the Wednesdays immediately following Council meetings.

377. FILE 27-64 - SUBDIVISIONS GENERAL (POLICY RE UNDERGROUND ELECTRICAL DISTRIBUTION) (#317)

At the Committee's meeting on April 30, 1964, consideration was given to a recommendation from the Planning Board regarding underground wiring. The Planning Board recommended, "whereas the Township of Toronto Hydro Electric Commission and the Street Appearance Committee agree in principle, that it is desirable for wiring in all new subdivisions to be installed underground; Be It Resolved that the Street Appearance Committee recommend to the Planning Board and Council, that the installation of underground wiring be a requirement of all new subdivisions". The General Committee recommended to Council "That further consideration of the recommendation from the Planning Board regarding underground wiring in all new subdivisions, be deferred for a trial period of six months to determine whether or not the new policy covering the supply of hydro service to the new subdivision s, will be successful in encouraging developers to use underground wiring, and that Council meet with the Hydro Electric Commission to discuss this subject." A copy of the requirements for residential underground electrical distribution was placed before the Committee for its information.

RECOMMENDATION: That the information set out in a report from the Manager of the Hydro dated May 1, 1964, entitled "Requirements for Residential Underground Electrical Distribution," be received and filed, and if necessary, further consideration be given to it when Council meets with the Hydro.

378. FILE T-15788 - MILDMAY ACRES DEVELOPMENT (RICE) (#179) -

This proposed plan of subdivison is located in the North Dixie Area. The Committee was reminded that it was advised that information had been received to the effect that this subdivision was going to use overhead wiring. Copies of correspondence regarding this problem, was placed before the Committee because it was felt that the Committee would be interested in this problem since the recent considerations given to the question of underground wiring. The following letters were on the agenda: (1) a letter to Mr. Rice from Mr. Williams dated April 22, 1964; (2) a letter to Mr. Williams from Mr. Fleming dated May 6, 1964; (3) a letter to Mr. Stewart from Mr. Williams dated May 7, 1964.

RECOMMENDATION: That all developers in the North Dixie Area whose plans have received a recommendation of draft approval from Council, be invited to attend a General Committee meeting for the purpose of discussing the type of electrical distribution to be used in the area.

379. FILE 43-64 - ROAD CLOSINGS GENERAL (MARIGOLD CRESCENT & WASHAGO ROAD)

The Committee was advised that in a letter dated April 21, 1963, the British American Oil Co. requested that steps be taken to close the above streets. The letter also pointed out that, "The 50 houses now standing in Marigold Village (Registered Plan 324) will be demolished by December 31, 1964, and the lands incorporated with the plans of the lands shown by the British American Oil Co. Limited". A letter was sent to the British American Oil Co. on April 30, 1964, requesting an undertaking that all of the houses on Marigold Crescent and Washago

Road will be demolished. In reply to that request, The B.A. Oil Co. pointed out that the Company has entered into a contract with McNamara Construction Co. to clear the land of these 50 houses. McNamara Construction Co. takes possession and their responsibility and liability with regard to each house becomes effective immediately following their vacancies. The contract with McNamara Construction Co. provides for the clearing of these lands on or before December 31, 1964. The Committee was advised that it is apparent that the British American Oil Co. is not certain whether the houses will be demolished or whether some will be removed to other locations.

RECOMMENDATION: That McNamara Construction Co. be contacted to determine the destiny of the houses located on Marigold Crescent and Washago Road which are the subject of a contract between McNamara Construction Co. and the British American Oil Co.

380. FILE 7-64 - CLERKS GENERAL (RESOLUTIONS, NEW TORONTO) - Copies of two resolutions passed by the Council for the Town of New Toronto dated April 13, 1964, regarding hospital services; the other dated April 27, 1964, regarding education taxes, were before the Committee for its consideration.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the Township of Toronto adopt the resolution passed by the Council for the Town of New Toronto dated April 13, 1964, regarding hospital services.

2. That the resolution passed by the Council for the Town of New Toronto dated April 27, 1964, regarding education taxes, be received and filed.

3. That the Clerk for the Town of New Toronto be advised of the Township of Toronto's ac tions with reference to the resolutions referred to in parts 1 and 2 of this recommendation.

381. FILE 8-64 - COMPLAINTS
FILE 10-64 - LICENSING GENERAL (LICENSING OF DOGS) (#321) -

At the Committee's meeting on April 30, 1964, Reeve Speck pointed out that he had received a complaint regarding the number of dogs kept by one person and he requested consideration be given to the possibility of regulating the number of dogs that any one householder should have. The recommendation which was adopted is : "That the Licensing Inspector report to the General Committee on a method that might be used to restrict the number of dogs that could be housed in any one dwelling". A report dated May 8, 1964, a copy of which is contained in the above file, from Mr. Harrison, was before the Committee for consideration. The report recommended that the method used during April 1956, to April 1960, be reintroduced and that consideration should be given to a re-adjustment of fees. The rate during that period of time was: one male dog - $2.00; second male dog - $4.00; one female dog - $10.00; second female dog - $5.00; for all dogs, male or female in excess of two - $25.00. The re-adjustment suggested by the Licensing Inspector was that male dogs are the same now as in 1953. The rate for the third dog and any additional dog should be raised. It is now $5.00 and that all complaints regarding noise and unsanitary conditions should be investigated by the Departments concerned.

RECOMMENDATION: That this item be deferred until the Township Solicitor can determine whether or not the Township's by-law for the licensing and registration of dogs, could be amended so that any householder wishing to have more than two dogs, must establish a kennel duly registered in the register of the Canadian Kennel Club Incorporated and located where it will not offend the Township's Zoning By-law.

382. FILE 89-64 - COUNCIL GENERAL (COUNCIL PROCEDURE) (#286) -

At the Committee meeting on April 15, 1964, the following recommendation was made and adopted by Council on April 20, 1964: "That the by-law setting the procedure for Council meetings, be amended so that if any member of Council seeking to speak from a prepared text in which he will question the motives, methods or integrity of any other member or members of Council, that he supply a copy to each member of Council before speaking from such a prepared text; and further, that such items be deferred and taken as a Notice of Motion". The by-law was prepared in accordance with the recommendation and a copy of it attached to the agenda for the Committee's consideration.

RECOMMENDATION: That consideration of this item be deferred until the Committee's next meeting.

383. FILE 47-63 GENERAL - TRAFFIC SAFETY COUNCIL (INTERSECTION, DERRY ROAD EAST AND SEVENTH LINE) (#7)

On January 15, 1964, The General Committee considered a traffic report setting out traffic counts at the intersection of Derry Road East, and the Seventh Line. It was decided that the Township of Toronto would request the County of Peel to make an application to the Department of Highways for permission to install a traffic light at the intersection on the Seventh Line East and Derry Road East, which would be operated through peak periods. Copies of the following letters were placed on the agenda for the Committee's consideration: (1) a letter dated April 21, 1964, from Mr. Cruise; (2) a letter dated March 17, 1964, from Mr. Oliver of

the Department of Transport.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

384. FILE PROJECT 12-64 - STORM DRAINAGE IN THE MELTON DRIVE, CAWTHRA ROAD AREA

The Committee considered a memo dated April 22, 1964, from the Property Agent regarding the acquisition of an easement over lands owned by Mr. Coleman for the purpose of drainage improvements in the Melton Drive Area. Mr. Wilkinson in a later memo recommended that the terms as set out in his memo dated April 22, 1964, be accepted.

RECOMMENDATION: That the Property Agent be authorised to acquire an easement over Lot 14, Plan 537, owned by Mr. Coleman for the amount of $685.00.

385. FILE OZ-37-63 - M. GRECO & H. SANDHAM - This is an application requesting a change of the Official Plan and Zoning By-law from Residential "R4" to Highway Commercial "AC1". The property is located on the south side of Dundas Street, approximately 260' west of the Etobicoke Creek. The Planning Board considered the request at its meeting on May 5, 1964, when it decided to recommend that the Official Plan be amended to provide that all land in Lot A, Concession 1, S.D.S. presently designated Residential, be redesignated Highway Commerc ial; that the portion of the property under application OZ-37-63 zoned "R4" be rezoned to "AC1". A copy of the Board's report was attached to the agenda.

RECOMMENDATION: That the Official Plan be amended to provide that all lands in Lot A, Concession 1, S.D.S. presently designated Residential be redesignated Highway Commercial; that the portion of the property under application OZ-37-63 zoned "R4" be rezoned "AC1" as recommended by the Planning Board.

386. FILE 261-62 - SIDEWALK POLICY (#197) - At the General Committee's meeting on March 25, 1964, the Committee considered whether or not the existing Sidewalk Policy for subdivision development in the Township, is satisfactory. It was decided that the existing Policy should be reviewed by the Staff and a report and recommendation submitted to the General Committee. The following reports were considered: A report dated May 1, 1964, from the Township Engineer and a report dated May 8, 1964, from the Planning Director.

RECOMMENDATION: That the Sidewalk Policy for the Township of Toronto be amended to require sidewalks to be constructed on both sides of all streets in new residential developments, except cul-de-sacs having less than 50 units where sidewalks will be required on only one side, and cash for the estimated cost of constructing the sidewalk on the other side, will be given to the Municipality; and further, that this amended Policy become effective on all subdivisions that have not had the consolidated report sent to the developers by May 25, 1964.

387. FILE 32-64 - GRANTS - A report on the grants budget setting out the actual expenditures for 1963, and the total amount budgeted for 1964, and the actual amount spent by the County of Peel, was before the Committee for its consideration. The Committee was advised that in 1963, a committee of three persons went over the allocation of grants for 1963 and made a recommendation to the General Committee.

RECOMMENDATION: That Councillors Harrison, Searle and McKechnie be a committee of three to consider the grants allocations for 1964, and report to the next General Committee meeting..

388. FILE 25-64 - WORKS GENERAL (HIGHWAY SIGN, BURNHAMTHORPE ROAD AND ERINDALE STATION ROAD)

At Council's meeting on May 4, 1964, Mr. Elias requested that a sign be located so that traffic on Burnhamthorpe Road be directed down through Erindale Woodlands to the Dundas Highway. The Township Engineer was requested to comment on this. The Committee considered a report from Mr. Anderson dated May 11, 1964, copy of which is contained in the above file. The report set out that the signs are presently located so that the traffic will be directed down Erindale Station Road and keep all heavy traffic out of Erindale Woodlands.

RECOMMENDATION: That the signs located on Burnhamthorpe Road directing traffic down Erindale Station Road, remain in their present location.

389. FILE 38-64 - STREET NAMES COMMITTEE (KELLY-SPRINGFIELD TIRE CO. OF CANADA)

The Committee considered a letter dated April 24, 1964, from Cartwright Construction Limited, regarding the desire by Kelly-Springfield Tire

Co. of Canada Limited to have Universal Drive in the Lenworth Subdivision renamed Kelly Road, because of its slogan "Ride the Safer Kelly Road". The Committee was advised there is a Kelly Road in Park Royal on which there are located a number of residences.

RECOMMENDATION: That Cartwright Construction be advised that consideration has been given to the request to have Universal Drive changed to Kelly Road, and because there is another Kelly Road in the Municipality, the request has been refused with regret.

390. FILE 105-60 - MEADOWVALE BOTANICAL GARDENS - The property of Meadowval e Botanical Gardens is located on the north side of Derry Road West, adjacent to the west boundary of the Credit River.
In accordance with Bill Pr13, being an Act respecting Meadowvale Botanical Gardens, the Municipality can pass by-laws exempting the lands owned by Meadowvale Botanical Gardens from taxes for municipal or school purposes or both. In a letter dated May 6, 1964, Mr. Ross requested that the exempt status of the Corporation be preserved and that a by-law to maintain this exempt status for 1964, be passed.
The Committee considered a memo dated May 4, 1964, from the Assessment Commissioner in which he pointed out the amounts of assessment that should be exempt and the amounts for which they should be taxed if the previous policy of the Municipality is followed.
RECOMMENDATION: That this item be deferred pending a meeting between the Assessment Commissioner and Mr. Ross, and a further report and recommendation from the Assessment Commissioner.

391. FILE PROJECT 26-64 - RECONSTRUCTION OF WATERMAINS AND WATER SERVICES ON HURONTARIO STREET FROM DUNDAS STREET TO BURNHAMTHORPE ROAD

The Committee considered a letter from the Manager of the P.U.C. to the Clerk and a letter from the Manager of the P.U.C. to the Chairman regarding the reconstruction of watermains and water services on Hurontario Street from Dundas Street to Burnhamthorpe Road. The estimated cost of the project is $47,000.00. The annual payment is estimated at $4,097.46.

RECOMMENDATION: That the report from the Manager of the P.U.C. for the reconstruction of watermains and water services on Hurontario Street from Dundas Street to Burnhamthorpe Road, be adopted.

392. FILE T-14092 - MRS. H. PINKNEY (#234) - This is the plan of subdivision located at the end of Bexhill Road, between the existing Pinkney Subdivision and Lake Ontario. The Committee was advised that the Municipality has decided to acquire that portion of the plan between the shoreline and the north limit of the pipe line. Two appraisals have been received; one from E. Constam in the amount of $16,500.00 and one from Geo. R. Carruthers in the amount of $17,625.00.

RECOMMENDATION: That an offer be submitted to Mrs. Pinkney in the amount of $17,062.50 so that expropriation proceedings can be proceeded with.

393. FILE 91-64 - SEWERS GENERAL
FILE PROJECT 27-64 - CONSTRUCTION OF SANITARY SEWERS TO LIQUID CARGO LINES LIMITED PROPERTY (#315) -

At the General Committee's meeting on April 30, 1964, consideration was given to a letter from the Township Engineer dated April 22, 1964.

It was decided that the Township Engineer should be requested to prepare a local improvement report for the construction of a sanitary sewer from the existing pumping station near the Greyscher House, a distance of 1300' to service the lands of Liquid Cargo Limited. The Committee considered a copy of the local improvement report from the Township Engineer dated May 14, 1964. The total estimated cost of the project is $70,000.00. The Township Engineer attended to advise the Committee that: (1) National Sewer Pipe wishes to connect to the sewer; (2) The British American Oil Co. lands are not included in the local improvement report.

RECOMMENDATION: That the Township Engineer's local improvement report for the construction of the sanitary sewer to the Liquid Cargo Lines Limited property, be adopted after it is amended to include the lands of the British American Oil Co.

394. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1212 (#364)

At the General Committee's meeting on May 6, 1964, the Township's Chief Administrative Officer reported to the Committee that he had carried on negotiations with the Fire Fighters Association and that the Association had requested an opportunity to negotiate with Council. This request was contained in a letter dated April 28, 1964, and was considered by the Committee. The following decision was made:

"1. That the Township's Chief Administrative Officer discuss with Mr. I. McGowan, the proper procedure that should be followed by the Fire Fighters Association when requesting an opportunity to negotiate directly with Council.

2. That the Fire Fighters Association be advised that their letter dated April 28, 1964, has been received and while it is impossible to meet with them by May 15, 1964, their request has been considered and further information will be forwarded."

A copy of the Fire Fighters letter dated April 28, 1964, and a copy of Mr. McGowan's letter dated May 8, 1964, were before the Committee.

RECOMMENDATION: That the International Association of Fire Fighters, Local 1212, be advised that the General Committee of Council will meet with them to hear their presentation.

395. FILE 317-60 - PENSION SCHEME, TOWNSHIP OF TORONTO - The Township's Chief Administrative Officer spoke to the Committee regarding the Employees Pension Plan. He pointed out to the Committee that even if the Ontario Municipal Employees Retirement Services Plan was not adopted by the Municipality, that any new employees would be required to be part of that plan. If this situation arose, the Municipality would have two pension plans.

RECOMMENDATION: That the Ontario Municipal Employees Retirement Services Plan be adopted by the Township of Toronto to come into effect on January 1, 1965.

396. FILE 47-64 - GENERAL - TRAFFIC SAFETY COUNCIL (DITCHES RUDAR ROAD) (#277)

At the General Committee's meeting on April 13, 1964, consideration was given to a letter from the Clifton Road Public School Home & School Association within the Traffic Safety Council's report, It was recommended that the Township Engineer would report to the General Committee on the hazardous nature of the ditches on Rudar Road as

suggested by the Home & School Association. The Committee considered a report from the Engineer dated May 4, 1964. The last paragraph of the report pointed out, "Should the Council deem it expedient to improve the drainage in this location, we would recommend the extension of the storm sewer on Rudar Road and the reditching of the south side of Rudar Road, and would anticipate that funds may be made available for this work out of the miscellaneous drainage outlet fund within our road budget".

RECOMMENDATION: That the Township Engineer be authorised to proceed with the drainage improvement on Rudar Road as set out in his report dated May 4, 1964.

397. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#303) -

A letter from the President of the Malton Memorial Recreation Association which was previously before Council at its meeting on May 11, 1964, was referred to and considered by the General Committee. This letter pointed out that the Association's general meeting, open to the public, is being held on Sunday, 31st May, 1964, at 2:00 p.m. in the Malton Community Hall. The Committee was advised that it is the wish of the Association that a representative from the Council and/or the Recreation Commission, be present.

RECOMMENDATION: That Mr. C.M. Murray represent Council, and Mr. J. Murray represent the Recreation Commission at the Malton Memorial Recreation Association General Meeting on Sunday, 31st May, 1964, at 2:00 p.m. in the Malton Community Hall.

398. FILE 26-64 - WELFARE DEPARTMENT (COMMITTEE ON WELFARE, SAFETY OF BUILDINGS ETC.) (#278) -

The Committee was advised that the special committee on welfare, safety of buildings, etc. met on Tuesday, May 5, 1964, and a copy of the report from that meeting was considered by the General Committee.

RECOMMENDATION: That the information set out in the report dated May 5, 1964, from the special committee on welfare, safety of buildings, etc., be received and filed, and that the recommendation contained in that report be adopted.

399. FILE 222-61 - SEWER SERVICE AGREEMENT, TOWN OF PORT CREDIT (#298)

At Council's meeting on May 11, 1964, the Clerk advised that he had sent a letter to the Clerk of the Town of Port Credit which, in accordance with Council's decision on April 27, 1964, stated as follows:

1. That the Clerk of the Township of Toronto write to the Clerk of the Town of Port Credit demanding the payment of all of the money owed by Port Credit under proposed sewer service agreement plus interest, immediately or the Township of Toronto will take the proper steps to collect it.

2. That the question of the sewer service agreement between the Town of Port Credit and the Township of Toronto, be referred to the Ontario Municipal Board for final disposition.

3. That the Township Engineer's report dated April 17, 1964, be adopted with the exception of (a) part of the Engineer's recommendation; and further, that the rate to be charged be 25.3¢ per 1,000 gallons.

The Committee was advised that the Town of Port Credit has paid to the Municipality, the sum of $27,500.00 leaving approximately $26,052.32 outstanding. Port Credit objected to the word "Demanding" in the first part of the Council's decision, and suggested that this word should be changed to "request".

RECOMMENDATION: That no action be taken with regard to part (1) of Council's decision on April 27, 1964, as set out above, until the end of May, 1964, and that all necessary steps be taken to proceed with parts (2) and (3).

400. FILE 39-64 - CONVENTIONS (CANADIAN FEDERATION OF MAYORS AND MUNICIPALITIES)

The Committee was advised by Councillor Vignale that Councillor McKechnie would be unable to attend the Convention in Regina, and he suggested that consideration should be given to authorise the attendance of Councillor McMillan at this Convention.

RECOMMENDATION: That Councillor McMillan be authorised to attend the Canadian Federation of Mayors and Municipalities' Convention at Regina.

401. FILE 33-64 - CAPITAL BUDGET 1964 - The Township's Chief Administrative Officer presented engineering reports covering in detail, certain works as approved and provided for in the 1964 Capital Budget and set out as follows:

1. File Project 28-64 - Capital Roads Programme 1964 -

	Per Detailed Report	Per Capital Budget
(a) Atwater Ave. from Cawthra to Mineola; Canterbury Rd. from Atwater to Revus; Marf Ave. from Revus to Canterbury;	$160,000.00	$150,000.00
(b) Hook Ave. Reconstruction #5 to Western Ave., and Western Ave. from Hook to #10 Hwy.	$109,000.00	$110,000.00

	Per Detailed Report	Per Capital Budget
(c) South Service Rd. from Cawthra Rd. to Dixie Rd.	$240,000.00	250,000.00
2. File Project 23-64 - Sanitary Sewers Fairview Hts. Area	$210,000.00	See below
3. File Project 33-62 - Cooksville Trunk Sanitary Sewer and Dundas St. E. Cut-off	$117,500.00	

The Committee was advised that items (2) and (3) above have been provided for as follows:

Portion of Cooksville Trunk from King St. to C.P.R. (provided for in 1963 Capital Budget, but not proceeded with)	$203,800.00
Fairview Heights Sanitary Sewer included in 1964 Capital Budget	125,000.00
Total provision available for items 2 and 3 above	$328,800.00

RECOMMENDATION: That the following reports from the Township Engineer re Capital Works, be adopted:

1. The report dated May 13, 1964, re Capital Roads Programme; Atwater Avenue from Cawthra Road to Mineola Gardens; Canterbury Road from Atwater Avenue to Revus Avenue.

2. The report dated May 14, 1964, re Capital Roads Programme re construction of Hook Avenue from Highway #5 to Western Avenue and Western Avenue from Hook Avenue to Highway #10.

3. The report dated May 14, 1964, re Capital Roads Programme re construction and asphalt paving, South Service Road from Cawthra Road to Dixie.

4. The report dated May 14, 1964, re construction of sanitary sewers in the Fairview Heights Area and Highway #10.

5. The report dated May 14, 1964, re Cooksville Trunk Sewer Extension and Dundas Street Cut-off.

402. <u>FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE</u> - The Committee considered a letter dated May 15, 1964, from Mr. Weir of Mason, Foulds, Arnup, Walter, Weir and Boeckh, regarding the Burnhamthorpe Reservoir Site expropriation from Applewood Dixie Limited, part of Lot 9, Conc. 1, N.D.S. In the letter, Mr. Weir pointed out, "A consideration of the opinions of real estate appraisers with which we have been provided would indicate that a reasonable offer in full payment of the compensation for the expropriated land of $155,000.00 should be made by the Township to the owner. Section 8 of the Act provides that such offer must be made within six months after the date of the registration of the expropriation plan, which, in this case, was January 14, 1964".

<u>RECOMMENDATION</u>: That the information contained in Mr. Weir's letter dated May 15, 1964, regarding the Burnhamthorpe Reservoir Site expropriation from Applewood Dixie Limited, be received; and further, that an offer be made to Applewood Dixie Limited in the amount of $155,000.00 and notice of such offer be given in accordance with the Act and Mr. Weir's letter.

The meeting adjourned at 5:15 p.m.

REPORT ADOPTED

<u>(signed) R.W. SPECK, REEVE</u> <u>(signed) R.K. McMILLAN, CHAIRMAN</u>

GENERAL COMMITTEE AGENDA, MAY 20, 1964

366. FILE 70-61 - Toronto Terminal Project

367. FILE T-14356 - Erindale Developments Limited

368. FILE 118-62 - Proposed Development of Flaman Lands

369. FILE 8-64 - Complaints (Curzon Avenue)

370. FILE T-15851 - United Lands Corporation Limited

371. FILE 47-64F - Traffic Safety Council, Speed Limits (Orchard Heights)

372. FILE 61-60 - School Attendance Officers

373. FILE 107-64 - Texaco Tank Farm

374. FILE 47-64C- Traffic Safety Council, Sidewalks

375. FILE 54-64 - Industrial Committee (Report from Industrial Commissioner)

376. FILE 71-61 - Council and General Committee Procedure

377. FILE 27-64 - Subdivisions General (Policy re underground wiring)

378. FILE T-15788 - Mildmay Acres Development (Rice)

379. FILE 43-64 - Road Closings General (Marigold Crescent & Washago Rd.)

380. FILE 7-64 - Clerks General (Resolutions, New Toronto)

381. FILE 8-64 - Complaints
FILE 10-64 - Licensing General (Dog Licenses)

382. FILE 89-64 - Council General (Council Procedure)

383. FILE 47-63 General - Traffic Safety Council (Intersection Derry Road East and Seventh Line)

384. FILE Project 12-64 - Storm Drainage in the Melton Drive, Cawthra Road Area

385. FILE OZ-37-63 - M. Greco & H. Sandham

386. FILE 261-62 - Sidewalk Policy

387. FILE 32-64 - Grants

388. FILE 25-64 - Works General (Highway Sign, Burnhamthorpe Road and Erindale Station Road)

389. FILE 38-64 - Street Names Committee (Kelly-Springfield Tire Co. of Canada)

390. FILE 105-60 - Meadowvale Botanical Gardens

391. FILE PROJECT 26-64 - Reconstruction of Watermains and Water Services on Hurontario Street from Dundas Street to Burnhamthorpe Road

392. FILE T-14092 - Mrs. H. Pinkney

393. FILE 91-64 - Sewers General
FILE PROJECT 27-64 - Construction of Sanitary Sewers to Liquid Cargo Limited

394. FILE 280-60 - International Association of Fire Fighters, Local 1212

395. FILE 317-60 - Pension Scheme, Township of Toronto

396. FILE 47-64 General - Traffic Safety Council (Ditches, Rudar Road)

397. FILE 96-64 - Malton Memorial Recreation Association

398. FILE 24-64 - Welfare Department General (Committee on Welfare, Safety of Buildings, etc.)

399. FILE 222-61 - Sewer Service Agreement, Town of Port Credit

400. FILE 39-64 - Conventions (Canadian Federation of Mayors and Municipalities)

401. FILE 33-64 - Capital Budget 1964 (Works reports)

402. FILE 126-63 - Burnhamthorpe Reservoir Site.

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MAY 20, 1964.

THOSE PRESENT: Reeve Speck, Councillors Jenkins, Vignale, McMillan, Harrison, Searle, McKechnie & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 21

ITEMS CONSIDERED:

366. **FILE 70-61 - TORONTO TERMINAL PROJECT** - Mr. Robert Reid, Solicitor for the Township on the case Township of Toronto v. C.N.R. and Gordon, attended the Committee's meeting and advised that he has had an opportunity to consider not only Mr. Gordon's examination for discovery but also further documents that have been produced by the Railway as a result of the examination. Mr. Reid informed the Committee that, in his opinion, the Council for the Township had looked after the Township's interests well when it decided to have the investigation carried out and he advised that the action be discontinued now because of the results of his investigation. He also advised the Committee that he would forward a letter so that the Township would have on file, a full report of his findings in this case.

RECOMMENDATION: That the action by the Township of Toronto against the C.N.R. and Gordon be discontinued as recommended by Mr. Robert Reid, Solicitor for the Township on this case.

367. FILE T-14356 - ERINDALE DEVELOPMENTS LIMITED (#322) - This is a proposed plan of subdivision on Blocks A and B, Registered Plan 597. This plan is almost ready for registration. At the Committee's meeting on April 29, 1964, information was supplied by the Development Department that approximately 965 units have been constructed in Erindale Woodlands at the present time. The agreement provides for the construction of 1,008 residential units and by the time these units are constructed, Mr. Elias should have industrial assessment as set out in the agreement. Mr. Elias attended the Committee's meeting. He pointed out that it was almost impossible for him to supply industrial assessment in the Erindale Area because, in his opinion, and the opinion of the Industrial Commissioner, the Erindale Area is not suitable for industrial development. He further pointed out that he had two plants under construction on the Rifle Ranges and he expected a third plant to be constructed by next year and that he had supplied industrial assessment, not only on the Rifle Ranges, but on Dixie Road and Dundas as well. Mr. Elias was informed that it was not the policy of the Township to allow industrial credits on lands which were serviced by the Municipality. He suggested that some consideration should be given to changing the agreement.

RECOMMENDATION: That the request by Mr. Elias that he be permitted to register proposed plan of subdivision T-14356, be refused at this time and that Mr. Elias be requested to submit in writing, his reasons why the agreement with the Township should be amended and his proposed changes to the agreement; and further, that he be advised that when this material is received, a meeting with him will be arranged to discuss it.

368. FILE 118-62 - PROPOSED DEVELOPMENT OF FLAMAN LANDS - The Committee was advised that Mrs. Flaman's property is located on the south side of Burnhamthorpe Road, west of Mavis Road. The Planning Board has granted a division of land on this corner and requested as one of the conditions of consent, that a 17' road widening be dedicated to the Township along the frontage of the parcel on Burnhamthorpe Road. In a letter dated April 23, 1964, Mr. Reed of Longo Real Estate Limited, requested an opportunity to speak to the Committee regarding the possibility of the Municipality conveying a triangular parcel of land located between the Flaman property and the present location of Mavis Road. This triangular parcel was created when Mavis Road was moved from its previous location. Comments from the Planning Director and the Township Engineer, were before the Committee on this item. Mr. Reed and Mr. Hill attended the Committee's meeting.

Carried

RECOMMENDATION: That the surplus land as shown on Plan A3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road, be transferred to the adjacent property owner to the west in accordance with the Township Engineer's memo dated May 11, 1964.

369. FILE 8-64 - COMPLAINTS (CURZON AVENUE) - Mr. William Forbes and Mrs. Brennan attended the Committee's meeting to speak regarding a complaint that Mr. Pearce on Curzon Avenue is causing a problem because of the condition of his property. Some of the complaints put forward were as follows:

1. Equipment for the pumping of septic tanks is left standing on the property.

2. This equipment is sometimes flushed into the ditches in front of his property.

3. Considerable other junk on the property.

4. He refuses to remove his junk from the neighbours property.

5. He has large fires in his back yard.

6. The mess in his back yard is causing rats in the area.

Reeve Speck advised the Committee and the ratepayers present, that he had met with Mr. Pearce regarding the complaint and he felt that the condition of Mr. Pearce's property would improve. He also pointed out that Mr. Pearce had been advised that the truck for the pumping of septic tanks must be parked elsewhere.

RECOMMENDATION: That no further action be taken on this matter until Mr. Pearce has had an opportunity to find another place to park his truck and clean up his property.

370. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#306) - At the Committee's meeting on April 22, 1964, a copy of a report from the Manager of the P.U.C. to the Chairman and members of the P.U.C. dated March 25, 1964, and a copy of a letter from the Manager of the P.U.C. addressed to the members of Council dated April 8, 1964, were considered. Both attachments were with reference to the per acre levy for water on subdivisions in general and the United Lands Corporation development south of Dundas Highway, in particular. The Committee, on April 22, 1964, decided to defer consideration of these reports until a future meeting. Copies of the attachments were again before the Committee.

RECOMMENDATION: That further consideration of this item be deferred pending the report from the Staff regarding the overall development of United Lands Corporation Limited.

371. FILE 47-64F - TRAFFIC SAFETY COUNCIL, SPEED LIMITS (ORCHARD HEIGHTS) (#300)

At Committee's meeting on April 22, 1964, consideration was given to the speed limits in Orchard Heights. It was decided that the Township Engineer's report which was attached to the agenda, should be received; and further, that no reduction in speed limits be made in the Orchard Heights Area and only signs being playground or school advance warning signs, be erected. This recommendation was adopted by Council. At the same Council meeting, Deputy Reeve Murray stated that he intended to bring this matter back to the General Committee to consider whether or not 25 m.p.h. speed limit should be throughout the Township.

RECOMMENDATION: That no consideration be given to this item until Mr. Murray is present.

372. FILE 61-60 - SCHOOL ATTENDANCE OFFICERS (#353) - The Committee was advised that consideration was given at its meeting on May 6, 1964, to the question of school attendance officers and it was decided by Council, "That the Township of Toronto appoint a school attendance officer for the Combined Roman Catholic Separate School Board of the Township of Toronto and the Roman Catholic Separate School Board #23, Cooksville; and further, that the position of the school attendance officer for these Boards be discussed with the Business Administrator

of the Township of Toronto Board of Education". The Committee was advisedthat this question had been discussed with Mr. Brown and he advised that the Board of Education attendance officer will not be available for Township appointments.

RECOMMENDATION: That Mr. H. Caswell, Secretary for the Combined Roman Catholic Separate School Board of the Township of Toronto and the Roman Catholic Separate School Board #23, Cooksville, be contacted to determine whether or not the Boards for which he is Secretary, wish to submit a recommendation regarding the appointment of a school attendance officer for those Boards.

373. FILE 107-64 - TEXACO TANK FARM (#293) - At Council's meeting on March 9, 1964, Councillor Harrison advised that he had heard that Texaco was using a road on lands owned by them which is zoned Residential and connects the Tank Farm with Indian Road. He asked if there was any way to stop this road being used. The Township Solicitor considered the subject and his memo dated March 10, 1964, was before the Committee.

RECOMMENDATION: That further consideration of this item be deferred for one week pending a further report from the Zoning Department to determine whether or not this is a permitted use under the Zoning By-law.

374. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (#362) - At the Committee's last meeting, a report from the Township Engineer dated April 29, 1964, entitled "1964 Sidewalks and Walkways", was before the Committee. The Committee decided to defer final recommendation until this meeting. The report contained a summary of the estimated cost of

Carried

constructing sidewalks and walkways.

RECOMMENDATION: That the Township Engineer's report entitled "1964 Sidewalks and Walkways" dated April 29, 1964, be adopted.

375. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM INDUSTRIAL COMMISSIONER) (#272)

A copy of a report from the Industrial Commissioner dated May 4, 196 outlining the business transacted by the Industrial Department in the month of April, 1964, was before the Committee.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated May 4, 1964, be received and filed.

376. FILE 71-61 - COUNCIL AND GENERAL COMMITTEE MEETINGS - The Special Committee to study the schedule of Council and General Committee meetings and method of payment for Councillors, met on May 5, 1964.

A copy of the report was before the Committee.

RECOMMENDATION: The recommendation on this item is in two parts:

Carried

1. That Mr. Beatty and the Chief Administrative Officer draft a recommendation for consideration of the Ontario Municipal Association and the Ontario Mayors and Reeves, to amend Section 212 so that it will read to the effect that the members of Council may be paid such annual or other remuneration as the Council may determine.

Carried

2. That during the months of June, July, August and September, Council meetings be held in the afternoon commencing at 1:30 p.m. and continue into the evening, if necessary, on the second and fourth Mondays, and the General Committee meetings be held during the day commencing at 9:30 a.m. on the Wednesdays immediately following Council meetings.

377. FILE 27-64 - SUBDIVISIONS GENERAL (POLICY RE UNDERGROUND ELECTRICAL DISTRIBUTION) (#317)

At the Committee's meeting on April 30, 1964, consideration was given to a recommendation from the Planning Boardregarding under ground wiring. The Planning Board recommended, "Whereas the Township of Toronto Hydro Electric Commission and the Street Appearance Committee agree in principle, that it is desirable for wiring in all new subdivisions to be installed underground; Be It Resolved that the Street Appearance Committee recommend to the Planning Board and Council, that the installation of underground wiring be a requirement of all new subdivisions". The General Committee recommended to Council, "That further consideration of the recommendation from the Planning Board regarding underground wiring in all new subdivisions, be deferred for a trial period of six months to determine whether or not the new policy covering the supply of hydro service to the new subdivisions, will be successful in encouraging developers to use underground wiring, and that Council meet with the Hydro Electric Commission to discuss this subject". A copy of the requirements for residential underground electrical distribution, was placed before the Committee for its information.

RECOMMENDATION: That the information set out in a report from the Manager of the Hydro dated May 1, 1964, entitled "Requirements for Residential Underground Electrical Distribution", be received and filed, and if necessary, further consideration be given to it when Council meets with the Hydro.

378. FILE T-15738 - MILDMAY ACRES DEVELOPMENT (RICE) (#179) - This proposed plan of subdivision is located in the North Dixie Area. The Committee was reminded that it was advised that information had been received to the effect that this subdivision was going to use overhead wiring. Copies of correspondence regarding this proposal was placed before the Committee because it was felt that the Committee would be interested in this problem since the recent considerations given to the question of underground wiring. The following letters were on the agenda; (1) a letter to Mr. Rice from Mr. Williams dated April 22, 1964; (2) a letter to Mr. Williams from Mr. Fleming dated May 6, 1964. (3) a letter to Mr. Stewart from Mr. Williams dated May 7, 1964.

RECOMMENDATION: That all developers in the North Dixie Area whose plans have received a recommendation of draft approval from Council, be invited to attend a General Committee meeting for the purpose of discussing the type of electrical distribution to be used in the area.

379. FILE 43-64 - ROAD CLOSINGS GENERAL (MARIGOLD CRESCENT & WASHAGO ROAD) The Committee was advised that in a letter dated April 21, 1963, the British American Oil Co. requested that steps be taken to close the above streets. The letter also pointed out that, "The 50 houses now standing in Marigold Village (Registered Plan 324) will be demolished by December 31, 1964, and the lands incorporated with the plans of the lands shown by the British American Oil Co. Limited". A letter was sent to the British American Oil Co. on April 30, 1964, requesting an undertaking that all of the houses on Marigold Crescent and Washago

Road will be demolished. In reply to that request, the B. A. Oil Co. pointed out that the Company has entered into a contract with McNamara Construction Co. to clear the land of these 50 houses. McNamara Construction Co. takes possession and their responsibility and liability with regard to each house becomes effective immediately following their vacancies. The contract with McNamara Construction Co. provides for the clearing of these lands on or before December 31, 1964. The Committee was advised that it is apparent that the British American Oil Co. is not certain whether the houses will be demolished or whether some will be removed to other locations.

Carried

RECOMMENDATION: That McNamara Construction Co. be contacted to determine the destiny of the houses located on Marigold Crescent and Wasbego Road which are the subject of a contract between McNamara Construction Co. and the British American Oil Co.

380. FILE 7-64 - CLERKS GENERAL (RESOLUTIONS, NEW TORONTO) - Copies of two resolutions passed by the Council for the Town of New Toronto dated April 13, 1964, regarding hospital services; the other dated April 27, 1964, regarding education taxes, were before the Committee for its consideration.

Carried
Carried
Carried

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the Township of Toronto adopt the resolution passed by the Council for the Town of New Toronto dated April 13, 1964, regarding hospital services.

2. That the resolution passed by the Council for the Town of New Toronto dated April 27, 1964, regarding education taxes, be received and filed.

3. That the Clerk for the Town of New Toronto be advised of the Township of Toronto's actions with reference to the resolutions referred to in parts 1 and 2 of this recommendation.

381. FILE 8-64 - COMPLAINTS
FILE 10-64 - LICENSING GENERAL (LICENSING OF DOGS) (#321) - At the Committee's meeting on April 30, 1964, Reeve Speck pointed out that he had received a complaint regarding the number of dogs kept by one person and he requested consideration be given to the possibility of regulating the number of dogs that any one householder should have. The recommendation which was adopted is: "That the Licensing Inspector report to the General Committee on a method that might be used to restrict the number of dogs that could be housed in any one dwelling." A report dated May 5, 1964, a copy of which is contained in the above file, from Mr. Harrison, was before the Committee for consideration. The report recommended that the method used during April, 1956 to April, 1960, be reintroduced and that consideration should be given to a readjustment of fees. The rate during that period of time was: one male dog - $2.00; second male dog - $4.00; one female dog - $10.00; second female dog - $5.00; for all dogs, male or female in excess of two - $25.00. The readjustment suggested by the Licensing Inspector was that male dogs are the same now as in 1953. The rate for the third dog and any additional dog should be raised. It is now $5.00 and that all complaints regarding noise and unsanitary conditions should be investigated by the Departments concerned.

RECOMMENDATION: That this item be deferred until the Township Solicitor can determine whether or not the Township's By-law for the licensing and registration of dogs, could be amended so that any householder wishing to have more than two dogs, must establish a kennel duly registered in the register of the Canadian Kennel Club Incorporated and located where it will not offend the Township's Zoning By-law.

382. FILE 89-64 - COUNCIL GENERAL (COUNCIL PROCEDURE) (#286) - At the Committee meeting on April 15, 1964, the following recommendation was made and adopted by Council on April 20, 1964: "That the by-law setting the procedure for Council meetings, be amended so that if any member of Council seeking to speak from a prepared text in which he will question the motives, methods or integrity of any other member or members of Council, that he supply a copy to each member of Council before speaking from such a prepared text; and further, that such item be deferred and taken as a Notice of Motion." The by-law was prepared in accordance with the recommendation and a copy of it attached to the agenda for the Committee's consideration.

RECOMMENDATION: That consideration of this item be deferred until the Committee's next meeting.

383. FILE 47-63 GENERAL - TRAFFIC SAFETY COUNCIL (INTERSECTION, DERRY ROAD EAST AND SEVENTH LINE) (#7)

On January 15, 1964, the General Committee considered a traffic report setting out traffic counts at the intersection of Derry Road East and the Seventh Line. It was decided that the Township of Toronto would request the County of Peel to make an application to the Departmentof Highways for permission to install a traffic light at the intersection on the Seventh Line East and Derry Road East which would be operated through peak periods. Copies of the following letters were placed on the agenda for the Committee's consideration: (1) a letter dated April 21, 1964, from Mr. Cruise; (2) a letter dated March 17, 1964, from Mr. Oliver of

the Department of Transport.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

384. FILE PROJECT 12-64 - STORM DRAINAGE IN THE MELTON DRIVE, CAVINBA ROAD AREA

The Committee considered a memo dated April 22, 1964, from the Property Agent regarding the acquisition of an easement over lands owned by Mr. Coleman for the purpose of drainage improvements in the Melton Drive Area. Mr. Wilkinson in a later memo recommended that the terms as set out in his memo dated April 22, 1964, be accepted.

RECOMMENDATION: That the Property Agent be authorized to acquire an easement over Lot 14, Plan 537 owned by Mr. Coleman for the amount of $685.00.

385. FILE OZ-37-63 - M. GRECO & H. SANDHAM - This is an application requesting a change of the Official Plan and Zoning By-law from Residential "R4" to Highway Commercial "AC1". The property is located on the south side of Dundas Street, approximately 260' west of the Etobicoke Creek. The Planning Board considered the request at its meeting on May 5, 1964, when it decided to recommend that the Official Plan be amended to provide that all land in Lot A, Concession 1, S.D.S. presently designated Residential, be redesignated Highway Commercial; that the portion of the property under application OZ-37-63 zoned "R4" be rezoned to "AC1". A copy of the Board's report was attached to the agenda.

RECOMMENDATION: That the Official Plan be amended to provide that all lands in Lot A, Concession 1, S.D.S. presently designated Residential be redesignated Highway Commercial; that the portion of the property under application OZ-37-63 zoned "R4" be rezoned "AC1" as recommended by the Planning Board.

386. FILE 261-62 - SIDEWALK POLICY (#197) - At the General Committee's meeting on March 25, 1964, the Committee considered whether or not the existing Sidewalk Policy for subdivision development in the Township, is satisfactory. It was decided that the existing Policy should be reviewed by the Staff and a report and recommendation submitted to the General Committee. The following reports were considered: A report dated May 1, 1964, from the Township Engineer and a report dated May 8, 1964, from the Planning Director.

RECOMMENDATION: That the Sidewalk Policy for the Township of Toronto be amended to require sidewalks to be constructed on both sides of all streets in new residential developments, except cul-de-sacs having less than 50 units where sidewalks will be required on only one side, and cash for the estimated cost of constructing the sidewalk on the other side, will be given to the Municipality; and further, that this amended Policy become effective on all subdivisions that have not had the consolidated report sent to the developers by May 25, 1964.

387. FILE 32-64 - GRANTS - A report on the grants budget setting out the actual expenditures for 1963 and the total amount budgeted for 1964 and the actual amount spent by the County of Peel, was before the Committee for its consideration. The Committee was advised that in 1963, a committee of three persons went over the allocation of grants for 1963 and made a recommendation to the General Committee.

Carried

RECOMMENDATION: That Councillors Harrison, Searle and McKechnie be a committee of three to consider the grants allocations for 1964, and report to the next General Committee meeting.

388. FILE 25-64 - WORKS GENERAL (HIGHWAY SIGN, BURNHAMTHORPE ROAD AND ERINDALE STATION ROAD)

At Council's meeting on May 4, 1964, Mr. Elias requested that a sign be located so that traffic on Burnhamthorpe Road be directed down through Erindale Woodlands to the Dundas Highway. The Township Engineer was requested to comment on this. The Committee considered a report from Mr. Andersen dated May 11, 1964, copy of which is contained in the above file. The report set out that the signs are presently located so that the traffic will be directed down Erindale Station Road and keep all heavy traffic out of Erindale Woodlands.

Carried

RECOMMENDATION: That the signs located on Burnhamthorpe Road directing traffic down Erindale Station Road, remain in their present location.

389. FILE 38-64 - STREET NAMES COMMITTEE (KELLY-SPRINGFIELD TIRE CO. OF CANADA)

The Committee considered a letter dated April 24, 1964, from Cartwright Construction Limited regarding the desire by Kelly-Springfield Tire

Co. of Canada Limited to have Universal Drive in the Lenwood Subdivision renamed Kelly Road because of its slogan "Ride the Safer Kelly Road". The Committee was advised there is a Kelly Road in Park Royal on which there are located a number of residences.

RECOMMENDATION: That Cartwright Construction be advised that consideration has been given to the request to have Universal Drive changed to Kelly Road and because there is another Kelly Road in the Municipality, the request has been refused with regret.

390. FILE 105-60 - MEADOWVALE BOTANICAL GARDENS - The property of Meadowvale Botanical Gardens is located on the north side of Derry Road West, adjacent to the west boundary of the Credit River. In accordance with Bill Pr13, being an Act respecting Meadowvale Botanical Gardens, the Municipality can pass by-laws exempting the lands owned by Meadowvale Botanical Gardens from taxes for municipal or school purposes or both. In a letter dated May 5, 1964, Mr. Ross requested that the exempt status of the Corporation be preserved and that a by-law to maintain this exempt status for 1964, be passed. The Committee considered a memo dated May 4, 1964, from the Assessment Commissioner in which he pointed out the amounts of assessment that should be exempt and the amounts for which they should be taxed if the previous policy of the Municipality is followed.

RECOMMENDATION: That this item be deferred pending a meeting between the Assessment Commissioner and Mr. Ross and a further report and recommendation from the Assessment Commissioner.

At the General Committee's meeting on April 30, 1964, consideration was given to a letter from the Township Engineer dated April 22, 1964.

It was decided that the Township Engineer should be requested to prepare a local improvement report for the construction of a sanitary sewer from the existing pumping station near the Greyscher House, a distance of 1300' to service the lands of Liquid Cargo Limited. The Committee considered a copy of the local improvement report from the Township Engineer dated May 14, 1964. The total estimated cost of the project is $70,000.00. The Township Engineer attended to advise the Committee that: (1) National Sewer Pipe wishes to connect to the sewer; (2) The British American Oil Co. lands are not included in the local improvement report.

RECOMMENDATION: That the Township Engineer's local improvement report for the construction of the sanitary sewer to the Liquid Cargo Lines Limited property, be adopted after it is amended to include the lands of the British American Oil Co.

394. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1212 (#364) - At the General Committee's meeting on May 6, 1964, the Township's Chief Administrative Officer reported to the Committee that he had carried on negotiations with the Fire Fighters Association and that the Association had requested an opportunity to negotiate with Council. This request was contained in a letter dated April 28, 1964, and was considered by the Committee. The following decision was made:

"1. That the Township's Chief Administrative Officer discuss with Mr. I. McGowan, the proper procedure that should be followed by the Fire Fighters Association when requesting an opportunity to negotiate directly with Council.

2. That the Fire Fighters Association be advised that their letter dated April 28, 1964, has been received and while it is impossible to meet with them by May 15, 1964, their request has been considered and further information will be forwarded."

A copy of the Fire Fighters letter dated April 28, 1964, and a copy of Mr. McGowan's letter dated May 8, 1964, were before the Committee.

RECOMMENDATION: That the International Association of Fire Fighters, Local 1212, be advised that the General Committee of Council will meet with them to hear their presentation.

395. FILE 317-60 - PENSION SCHEME, TOWNSHIP OF TORONTO - The Township's Chief Administrative Officer spoke to the Committee regarding the Employees Pension Plan. He pointed out to the Committee that even if the Ontario Municipal Employees Retirement Services Plan was not adopted by the Municipality, that any new employees would be required to be part of that plan. If this situation arose, the Municipality would have two pension plans.

RECOMMENDATION: That the Ontario Municipal Employees Retirement Services Plan be adopted by the Township of Toronto to come into effect on January 1, 1965.

396. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL (DITCHES RUDAR ROAD) (#277)

At the General Committee's meeting on April 13, 1964, consideration was given to a letter from the Clifton Road Public School Home & School Association within the Traffic Safety Council's report. It was recommended that the Township Engineer would report to the General Committee on the hazardous nature of the ditches on Rudar Road as

suggested by the Home & School Association. The Committee considered a report from the Engineer dated May 4, 1964. The last paragraph of the report pointed out, "Should the Council deem it expedient to improve the drainage in this location, we would recommend the extension of the storm sewer on Rudar Road and the reditching of the south side of Rudar Road and would anticipate that funds may be made available for this work out of the miscellaneous drainage outlet fund within our road budget".

Carried

RECOMMENDATION: That the Township Engineer be authorized to proceed with the drainage improvement on Rudar Road as set out in his report dated May 4, 1964.

397. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#303) - A letter from the President of the Malton Memorial Recreation Association which was previously before Council at its meeting on May 11, 1964, was referred to and considered by the General Committee. This letter pointed out that the Association's general meeting, open to the public, is being held on Sunday, the 31st of May, 1964, at 2:00 p.m. in the Malton Community Hall. The Committee was advised that it is the wish of the Association that a representative from the Council and/or the Recreation Commission be present.

Carried

RECOMMENDATION: That Mr. C. M. Murray represent Council and Mr. J. Murray represent the Recreation Commission at the Malton Memorial Recreation Association General Meeting on Sunday, the 31st of May, 1964, at 2:00 p.m. in the Malton Community Hall.

398. FILE 24-64 - WELFARE DEPARTMENT (COMMITTEE ON WELFARE, SAFETY OF BUILDINGS, ETC.) (#278)

The Committee was advised that the special committee on welfare, safety of buildings, etc. met on Tuesday, May 5, 1964, and a copy of the report from that meeting was considered by the General Committee.

RECOMMENDATION: That the information set out in the report dated May 5, 1964, from the special committee on welfare, safety of buildings, etc., be received and filed, and that the recommendation contained in that report be adopted.

399. FILE 222-61 - SEWER SERVICE AGREEMENT, TOWN OF PORT CREDIT (#298)

At Council's meeting on May 11, 1964, the Clerk advised that he had sent a letter to the Clerk of the Town of Port Credit which, in accordance with Council's decision on April 27, 1964, stated as follows:

1. That the Clerk of the Township of Toronto write to the Clerk of the Town of Port Credit demanding the payment of all of the money owed by Port Credit under proposed sewer service agreement plus interest, immediately or the Township of Toronto will take the proper steps to collect it.

2. That the question of the sewer service agreement between the Town of Port Credit and the Township of Toronto be referred to the Ontario Municipal Board for final disposition.

3. That the Township Engineer's report dated April 17, 1964, be adopted with the exception of (a) part of the Engineer's recommendation; and further, that the rate to be charged by 25.3¢ per 1,000 gallons.

The Committee was advised that the Town of Port Credit has paid to the Municipality, the sum of $27,500.00 leaving approximately $26,052.32 outstanding. Port Credit objected to the word "Demanding" in the first part of Council's decision and suggested that this word should be changed to "request".

Carried

RECOMMENDATION: That no action be taken with regard to part (1) of Council's decision on April 27, 1964, as set out above, until the end of May, 1964, and that all necessary steps be taken to proceed with parts (2) and (3).

400. FILE 39-64 - CONVENTIONS (CANADIAN FEDERATION OF MAYORS AND MUNICIPALITIES)

The Committee was advised by Councillor Vignale that Councillor McKechnie would be unable to attend the Convention in Regina and he suggested that consideration should be given to authorizing the attendance of Councillor McMillan at this Convention.

Carried

RECOMMENDATION: That Councillor McMillan be authorized to attend the Canadian Federation of Mayors and Municipalities' Convention at Regina.

401. FILE 33-64 - CAPITAL BUDGET 1964 - The Township's Chief Administrative Officer presented engineering reports covering in detail, certain works as approved and provided for in the 1964 Capital Budget and set out as follows:

1. File Project 28-64 - Capital Roads Programme 1964 -

	Per Detailed Report	Per Capital Budget
(a) Atwater Ave. from Cawthra to Mineola; Canterbury Rd. from Atwater to Revus; Marf Ave. from Revus to Canterbury)	$160,000.00	$150,000.00
(b) Hook Ave. Reconstruction #5 to Western Ave. and Western Ave. from Hook to #10 Hwy.	109,000.00	110,000.00

	Per Peralta Report	Per Capital Budget
(c) South Service Rd. from Cawthra Rd. to Dixie Rd.,	$240,000.00	$250,000.00
2. File Project 23-64 - Sanitary Sewers Fairview Hts. Area	210,000.00	
3. File Project 33-62 - Cooksville Trunk Sanitary Sewer and Dundas St. E. Cut-off.	117,500.00	See below

The Committee was advised that items (2) and (3) above have been proved for as follows:

Portion of Cooksville Trunk from King St. to C.P.R. (provided for in 1963Capital Budget but not proceeded with)	$203,300.00
Fairview Heights Sanitary Sewer included in 1964 Capital Budget	125,000.00
Total provision available for Items 2 & 3 above	$328,300.00

RECOMMENDATION: That the following reports from the Township Engineer re Capital Works, be adopted:

1. The report dated May 13, 1964, re Capital Roads Programme; Atwater Avenue from Cawthra Road to Mineola Gardens; Canterbury Road from Atwater Avenue to Revus Avenue.

2. The report dated May 14, 1964, re Capital Roads Programme re construction of Hook Avenue from Highway #5 to Western Avenue and Western Avenue from Hook Avenue to Highway #10.

3. The report dated May 14, 1964, re Capital Roads Programme re construction and asphalt paving, South Service Road from Cawthra Road to Dixie.

4. The report dated May 14, 1964, re construction of sanitary sewers in the Fairview Heights Area and Highway #10.

5. The report dated May 14, 1964, re Cooksville Trunk Sewer Extension and Dundas Street Cut-off.

402. FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE - The Committee considered a letter dated May 15, 1964, from Mr. Weir of Mason, Foulds, Armup, Walter, Weir and Boeckh regarding the Burnhamthorpe Reservoir Site expropriation from Applewood Dixie Limited, part of Lot 9, Conc. 1, N.D.S. In the letter, Mr. Weir pointed out, "A consideration of the opinions of real estate appraisers with which we have been provided would indicate that a reasonable offer in full payment of the compensation for the expropriated land of $155,000.00 should be made by the Township to the owner. Section 8 of the Act provides that such offer must be made within six months after the date of the registration of the expropriation plan which, in this case, was January 14, 1964."

RECOMMENDATION: That the information contained in Mr. Weir's letter dated May 15, 1964, regarding the Burnhamthorpe Reservoir Site expropriation from Applewood Dixie Limited, be received; and further, that an offer be made to Applewood Dixie Limited in the amount of $155,000.00 and notice of such offer be given in accordance with the Act and Mr. Weir's letter.

The meeting adjourned at 5:15 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T. 143

RESOLUTION

May 25 SESSION 19 64 No.

MOVED BY Conway

SECONDED BY

Be it resolved that Clause 367 recommendation be amended as such. That Mr W. Elias be requested to submit to the township reasons why the present agreement with the township Trents is not workable and suggestions as to proposed changes for consideration Council and in the interim period. Blocks A and B be approved for registration under the terms of the existing agreement with full understanding that all terms of the existing agreement are to be clearly superseded by the township manager

Carried
R. M. Miller

as to proposed changes for consideration if carried and in the interim period. Blocks A and B be approved for registration under the terms of the existing agreement with full understanding that all terms of the existing agreement are to be clearly supervised by the Township manager

Carried
R.K. Miller

T 143

RESOLUTION

May 25 SESSION 1964 No.

MOVED BY Chrysler

SECONDED BY

Amendment, Clause 369, Land Committee
Report of May 30/64.

Insert words "for two weeks" after word "taken" in first line thereof.

Carried
R.K. Miller

"Taken" in first line thereof.

Garrett Gilliland
P.K.

T 143

RESOLUTION

May 25 SESSION 1964 No.

MOVED BY C D Jenkins

SECONDED BY

Amendment to item # 372 of General Committee Report dated May 20, 1964

"That this item be referred back to General Committee for further consideration

Garrett Gilliland
P.K.

T 143

RESOLUTION

May 25 SESSION 1964 No.

MOVED BY

SECONDED BY

Amendment Clause 386. Senate Committee Report of May 20/64

That Clause 386. File 261-62 be ~~[illegible]~~ referred back to Senate Committee for further consideration

Carried
R.K.

T 143

May 2[illegible]

MOVED BY R[illegible]

SECONDED BY

~~[illegible]~~

~~be amended by [illegible]~~

Whereas 403. [illegible]

On Apr[illegible]

of acquiring a [illegible]

negotiation [illegible]

the pit in order [illegible] township [illegible]

Property Agent be authorized [illegible] determine

the selling price of these lands, and [illegible] the Township

negotiate with the Hydro regarding the [illegible] and material.

The Committee was advised in a report from the Property Agent that

Mr. Newman has notified him that he was in no [illegible] to sell his

lands and he felt that $1,000.00 per acre was too cheap. He

T.143

[illegible]

[illegible] SSION [illegible]

MOVED BY

SECONDED BY

mentioned, without pr[illegible]

he would consider[illegible]

[illegible] That

with the [illegible], the pur[illegible]

Newman pit and the Hyd[illegible]

for the disposal of [illegible]

[illegible] charge

Cooksville, Ontario,
May 25, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date, commencing at 7:30 p.m. The following members were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. A. Searle. Councillor Pickell arrived at 8:45 p.m.

Members of staff present: Messrs. W. J. Anderson, Township Engineer and K. MacDiarmid, Solicitor.

Minutes of meeting held on May 11th, 1964, were adopted as read.

DEPUTATIONS

RE: FILE T-14356 - PROPOSED PLAN OF SUBDIVISION ERINDALE DEVELOPMENTS LTD.

Mr. Murray Elias appeared before Council to request the release of Blocks A and B of this proposed plan in order that he may have RM1 lots registered for development. Mr. Elias stated that he would abide by all the terms of his agreement with the Township and expressed his willingness to re-negotiate this agreement. This matter was dealt with in the General Committee Report dated May 20th, 1964.

COMMUNICATIONS

Building Report for the month of April - This report sets out the figures for the month of April, for the year to date with comparative figures for the year 1963. This information to be received.

Lakeview Anglers and Hunters Club - Letter inviting members of Council to participate in a rifle shoot. This matter was referred to General Committee for setting the time and date for this event.

Ontario Humane Society South Peel Branch - Concerning the establishment of a branch of the Humane Society in the Township of Toronto and representation of the Township on the Board of Directors. This matter was referred to General Committee for clarification and recommendation.

Chinguacousy Country Club Limited - Letter extending an invitation to the Council to utilize the facilities of this club should the occasion arise. Letter of thanks to be sent to the Club.

The Royal Canadian Legion - Invitation to members of Council to attend the annual D-Day celebration in the Legion Hall, Port Credit, Saturday, June 6, 1964 - parade at 6:30; dinner at 7:15. The Reeve requested that some members of Council attend to represent the Township.

Canadian Red Cross - Letter requesting that the Township proclaim June 7th to June 13th as Red Cross Water Safety Week in the Township. A verbal motion was made by Councillor Harrison that this proclamation be advertised in the Local Newspapers, as requested by the Red Cross Society.

COMMITTEE REPORTS

On motion by Councillor Jenkins, council moved into Committee fo r presentation of Committee Reports; Councillor McMillan in the Chair.

GENERAL COMMITTEE REPORT DATED MAY 20, 1964

RE: ITEM #367 - FILE T-14356 - ERINDALE DEVELOPMENTS LIMITED - The recommendation for this item was amended to read as follows:

> "BE IT RESOLVED that Mr. Elias be requested to submit to the Township reasons why the present agreement with the Township of Toronto is not workable and suggestions as to proposed changes for consideration of Council, and in the interim period, blocks A and B be approved for registration under the terms of the existing agreement with full understanding that all terms of the existing agreement are to be closely supervised by the Township Manager."

RE: ITEM #369 - FILE 8-64 - COMPLAINTS (CURZON AVENUE) - The recommendation for this item was amended to read as follows:

> "THAT no further action be taken for two weeks on this matter until Mr. Pearce has had an opportunity to find another place to park his truck and clean up his property."

RE: ITEM #372 - FILE 61-60 - SCHOOL ATTENDANCE OFFICERS - This item was referred back to the General Committee for further consideration.

RE: ITEM #386 - FILE 261-62 - SIDEWALK POLICY - This item was referred back to General Committee for further consideration.

RE: ITEM #394 - FILE 280-60 - INTERNATIONAL ASSOC'N OF FIRE FIGHTERS - The recommendation for this item was voted on and LOST.

RE: ITEM #400 - CONVENTIONS (CANADIAN FEDERATION OF MAYORS & MUNICIPALITIES)

The recommendation for this item was voted on and LOST.

ITEM #403 - FILE 59-64 - ACQUISITION OF NEWMAN PROPERTY, SPRINGBANK ROAD

This item was added to the report in accordance with Resolution No. 104.

A Copy of this report and the amendments thereto, are attached to these minutes.

At 8:55 p.m. the meeting recessed and reconvened at 9:10 p.m.

UNFINISHED BUSINESS

RE: HUNTING IN THE TOWNSHIP OF TORONTO - Councillor McMillan asked when the letter concerning this matter would be circulated. The Clerk advised that this item would be on the General Committee Agenda on Wednesday of this week.

RE: WALKWAY ON UPPER MIDDLE ROAD - Councillor Jenkins asked if it would be possible to do something about a walkway in this area. The Reeve informed those present that the Engineer is preparing a report on the sidewalk and walkway programme and if there is sufficient money available perhaps a pathway may be provided. If this is not possible, then he suggested that Council approach the Board of Education to see if they would consider keeping the bus in operation until the problem is worked out. Councillor Jenkins asked that this matter be discussed at General Committee.

RE: POSSIBLE POLLUTION IN ST. JAMES AVENUE AREA - Councillor Searle inquired if a further report had been received from The Peel County Health Unit. The Clerk was requested to follow up on this matter.

BY-LAWS

(#4644)

A By-law/to authorize construction of sanitary sewers and private drain connections in the Malton Sewer Area, Township of Toronto, at an estimated total cost of $100,000.00 was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $100,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4767.

By-law No. 4729 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $12,000.00 for storm sewer construction, Township of Toronto, was read a third time,finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $24,000.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4768.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $16,225.00 for watermain construction, Township of Toronto, was read a first and second times and numbered 4769.

A By-law to authorize the construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $107,500.00 was read a first and second times and numbered 4770.

A By-law to accept an Agreement between Douglas K. King and Harvey E. Creber and The Corporation of the Township of Toronto (re Crestview Cemetery) was read a first, second and third times, finally passed, signed bythe Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4771.

A By-law to amend By-law Number 2273 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4772. (Amending Section 20 and changing MC to HC re OZ-5-64)

A By-law to execute agreement between Trans-Northern Pipe Line Company and The Corporation of the Township of Toronto (Part Lot 10, Concession I, S.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4773.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Strong-Arme Limited, The Corporation of the Township of Toronto, and George L. Biggs, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4774.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway (Burnhamthorpe Road - Deed from A. Flaman) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4775.

A By-law to establish certain lands as part of a municipal highway (Part of Lot 8, Con. 2, N.D.S. - Tomken Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4776.

A By-law to establish certain lands as part of a municipal highway was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4777. (Part Lot 8, Con. 2, N.D.S. - Tomken Road)

A By-law to authorize the execution of an agreement for the removal of gravel from Part of the freehold of Robin Drive was read a first, second and third times, passed, and numbered 4778.

A By-law to authorize the execution of a supplementary agreement between the Corporation of the Township of Toronto and Springbank Sand & Gravel Limited was read a first, second and third times, passed and numbered 4779.

A By-law to authorize execution of an agreement between The Corporation of the Township of Toronto, The Corporation of the County of Peel and Guismont Holdings Limited, was read a first, second and third times, passed and numbered 4780.

A By-law to temporarily close a portion of Robin Drive was read a first, second and third times, passed and numbered 4781.

A By-law to execute a Deed of Land and to accept delivery thereof, was read a first, second and third times, passed and numbered 4782.

A By-law to amend By-law Number 2813 was read a first, second and third times, passed and numbered 4783.

A By-law to authorize the execution of an agreement between R. D. MacLean and The Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4784.

By-law Number 4637 being a by-law to amend By-law Number 2813 (re OZ-39-63) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

MOTIONS

Moved by: R. K. McMillan #103
Seconded by: Frank J. McKechnie

RESOLVED that General Committee Report dated May 20, 1964, be adopted as amended in items 367, 369, 372 and 386.

CARRIED

NOTE: Items 386 and 394 in the General Committee Report of May 20, 1964 were LOST.

Moved by: R. K. Harrison #104
Seconded by: C. D. Jenkins

RE: FILE 59-64 - ACQUISITION OF NEWMAN PROPERTY, SPRINGBANK ROAD

WHEREAS on April 22, 1964, the General Committee considered the possibility of acquiring a gravel pit owned by Mr. Newman for the purpose of negotiating with the Ontario Hydro for the disposal of fly ash in the pit in order to have it filled; it was decided that the Township's property agent be authorized to approach Mr. Newman to determine the selling price of these lands; and further, that the Township negotiate with the Hydro regarding the disposal of fly ash material. The Committee was advised in a report from the Property Agent that Mr. Newman has notified him that he was in no hurry to sell his lands and he felt that $1,000.00 per acre was too cheap. He mentioned, without prejudice, that if the Township wanted the lands he would consider the price of $5,000.00 per acre;

BE IT RESOLVED: that the Township Manager be authorized to negotiate with the Hydro, the possibility of the Municipality acquiring the Newman pit and the Hydro paying the cost of acquisition as a charge for the disposal of fly ash material.

CARRIED.

Moved by: R. K. Harrison, #105
Seconded by: Victor Vignale

AND RESOLVED that Monica Whitehead, having been employed with the Township of Toronto two years or more, be considered a permanent employee as defined by and for purposes of The Unemployment Insurance Act.

CARRIED

Moved by: C. D. Jenkins #106
Seconded by: C. M. Murray

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct, as a local improvement, the following sanitary sewer together with necessary private drain connections pursuant to the provisions of the Local Improvement Act, as follows:

(a) a 10" diameter sanitary sewer on Palstan Road from #5 Highway to the north limit of Palstan Road, a total distance of approximately 475 feet. The total cost of the work is $7,000.00 of which the Eastern Sewer Area share is $2,850.00. The owners' cost of the sanitary sewer is $3,500.00. The owners' cost of 3 residential private drain connections at $150.00 each is $450.00. The owner's cost of one commercial drain connection is $200.00. The estimated cost per foot frontage is $4.00. The special annual rate per foot frontage is 0.3487 dollars. The special annual rate for residential private drain connection is $13.08. The special annual rate for the industrial private drain connection is $17.44. The special assessment is to be made over a period of 20 years;

THEREFORE BE IT RESOLVED that the report of W. J. Anderson, Township Engineer, dated April 29, 1964, be adopted, and the Clerk be authorized to advertise the Council's intention to undertake the said work under the provisions of the Local Improvement Act.

CARRIED

FORTHCOMING MEETINGS

May 26 - 7:30 p.m. - Joint meeting of Council and Planning Board

May 27 - 9:30 a.m. - General Committee

June 8 - 1:30 p.m. - Council meeting

There being no further business before the Chair, the meeting adjourned at 10:05 p.m.

REEVE

CLERK

432. FILE 32-64 - Grants

433. FILE 8-64 - Complaints (Brookhurst Area, Park Royal)

434. FILE 89-64 - Council General (Council Procedure)

435. FILE OZ-15-64 - Palmwood Construction

436. FILE 94-63 - Centennial Programme

437. FILE T-13094 - Baltic Construction Co. Limited

438. FILE T-10553 - Oneida Investments

439. FILES OZ-2-62 & OZ-30-63 - Applewood Dixie Limited

440. FILE OZ-12-64 - R.F.G. Pennington

REPORT, PART II

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MAY 27 & JUNE 8, 1964.

THOSE PRESENT: Deputy Reeve Murray; Councillors Jenkins, Vignale, McMillan, Harrison, Searle, McKechnie & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

432. **FILE 32-64 - GRANTS (#387)** - At the Committee's meeting on May 20, 1964, it was decided that Councillors Harrison, Searle and McKechnie should be a committee of three to consider the grants allocation for 1964. This Committee met on Monday, May 25, 1964, at 6:30 p.m. and a report from that meeting was before the Committee for its consideration.

RECOMMENDATION: That the report from the special committee set up to consider grants for 1964, be adopted with one change, the deletion of a grant to the employees association.

433. **FILE 8-64 - COMPLAINTS (BROOKHURST AREA, PARK ROYAL)** - Attached to the Committee's agenda were copies of the following items: a letter dated May 9, 1964, from some residents in the Brookhurst Area of Park Royal, complaining about the condition of a 75' strip of land at the rear of their properties, and a copy of a letter dated May 25, 1964, from Mr. Finch of United Lands Corporation, commenting on the complaint by the residents.

RECOMMENDATION: That a copy of each of the following letters: (a) the letter dated May 9, 1964, from certain residents in Park Royal addressed to the Reeve; (b) the letter dated May 25, 1964, from Mr. Finch, be sent to the Home Owners' Association; and further, that a copy of Mr. Finch's letter dated May 25, 1964, be sent to the first named person having signed the letter dated May 9, 1964.

(#286)

434. FILE 89-64 - COUNCIL GENERAL (COUNCIL PROCEDURE) - At the Committee's meeting on April 15, 1964, the following recommendation was made and adopted by Council on April 20, 1964: "That the by-law setting the procedure for Council meetings, be amended so that if any member of Council seeking to speak from a prepared text in which he will question the motives, methods or integrity of any other member or members of Council, that he supply a copy to each member of Council before speaking from such a prepared text; and further, that such items be deferred and taken as a notice of motion". The by-law was prepared in accordance with the recommendation and a copy of it was presented to Council for passing at its meeting on May 11, 1964, when it was decided to refer it to the General Committee. This item was before the General Committee at its meeting of May 20, 1964, and deferred for further consideration after the Township Solicitor had prepared a draft resolution.

RECOMMENDATION: That the following resolution be passed by Council (at a meeting when the Reeve and all members are present): Resolved that, in any event, where any member of the Council of The Corporation of the Township of Toronto intends to speak at a meeting of Council or any committee thereof from a prepared text wherein he, directly or

indirectly, bring into question the motives or the methods or the integrity of any member or members of Council or the Council or a committee as a whole that such member, a reasonable time in advance, supply to each member of Council a copy of such prepared text and before speaking from such prepared text; and it is further resolved that such matter should be deferred and taken as a notice of motion.

435. FILE OZ-15-64 - PALMWOOD CONSTRUCTION - This is an application requesting a change of the Zoning By-law from "R4" and "RM7D4" to "RM7D5" to permit apartment development on lands located at the south-west corner of Fergus Avenue and St. James Avenue, approximately 300' north of Highway #2. The Planning Board considered the request at its meeting on May 19, 1964, when it decided to recommend that the application be approved subject to: (a) the proposal satisfying the requirements of the Township Engineer; (b) that any access to the site be gained from Fergus Avenue only; and further, that Council hold any public meetings which may be deemed necessary in this regard.

RECOMMENDATION: That the application OZ-15-64, Palmwood Construction, be approved, IN PRINCIPAL. ~~subject~~ to: (a) the proposal satisfying the requirements of the Township Engineer; (b) that any access to the site be gained from Fergus Avenue only; and further, that Council consider the by-law for this application at its meeting on June 22, 1964, at 7:30 p.m. and all owners of property within a radius of 300' of the land under consideration in the application, be so notified.

436. FILE 94-63 - CENTENNIAL PROGRAMME (#19) - Councillor Harrison, Mrs. Mary Fix, Mr. Elgie Harris and Mr. Leonard Finch met on May 9, 1964, at 7:45 p.m. A report from that meeting to the General Committee was considered. A great deal of discussion took place on whether or not three branch libraries could be constructed instead of two.

RECOMMENDATION: That the report from the Centennial Committee meeting on May 19, 1964, be received and filed for the present time; and further, that the Council undertake a centennial programme of the construction of branch libraries and that the Centennial Committee be authorized to engage an architect; and further, that the Centennial Committee study the possibility of building three branch libraries and report back to the General Committee.

437. FILE T-13094 - BALTIC CONSTRUCTION CO. LIMITED - This is a proposed plan of subdivision located at the end of Duchess Drive and Harcourt Crescent. There are 30 proposed lots all of which are zoned "R4". An appraisal has been received from Jack Plaus in the amount of $93,045.51.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $4,652.00 as the 5% cash dedication on proposed plan of subdivision T-13094, Baltic Construction Co. Limited.

438. FILE T-10553 - ONEIDA INVESTMENTS - This is a proposed plan of subdivision located at the north-west corner of Erindale Woodlands. There are 62 proposed lots zoned "R2" and "R3". An appraisal has been received

from T. J. Dale setting the value of the property at $281,450.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $14,072.50 as the 5% cash dedication on proposed plan T-10553, Oneida Investments.

439. FILE OZ-2-62 & OZ-30-63 - APPLEWOOD DIXIE LIMITED - This is an application (OZ-2-62) requesting a change of the Official Plan and Zoning By-law to permit a service station on the south-west corner of Burnhamthorpe Road and Tomken Road. Attached to the agenda is a memo dated May 27, 1964, from the Planning Director outlining considerations given to this application by the Planning Board. The Board has recommended that the application be approved; and further, that prior to the passing of an implementing zoning by-law, the actual linear dimensions of the site to be rezoned be determined in conjunction with the requirements of the Township Engineer for the improvement of the intersection at Tomken and Burnhamthorpe Roads.

RECOMMENDATION: That the Planning Board's recommendation be approved.

440. FILE OZ-12-64 - R.P.G. PENNINGTON - This is an application requesting a change of the Zoning By-law from "R4" to "AC" and "HC" to permit a service station and other commercial facilities. The property is located on the south-east corner of Tomken Road and Burnhamthorpe Road. The Planning Board considered the request at its meeting on May 26, 1964, and decided to recommend that the application be approved; and further, that prior to the passing of an implementing zoning by-law, the actual linear

dimensions of the site to be rezoned be determined in conjunction with the requirements of the Township Engineer for the improvement of the intersection at Tosken Road and Burnhamthorpe Road; that satisfactory arrangements be made for the integrated internal traffic circulation between the proposed service station and the neighbourhood commercial facilities. A copy of the Board's report was attached to the agenda.

RECOMMENDATION: That the application in File OZ-12-64, R.P.G. Pennington, be approved as recommended by the Planning Board.

The meeting adjourned at 12:00 noon.

REPORT ADOPTED:

ACTING REEVE

CHAIRMAN

T 143

RESOLUTION

June 8 SESSION 19 64 No.

MOVED BY Cederquay

SECONDED BY

Amendment Clauses 435, General Committee Report of May 27 - June 8/64

Add words "in principle" after word "approved" in second line thereof.

A. Buckell

403. FILE R.P. 692 - Rogerswood Estates (#337)

404. FILE R.P. 692 - Rogerswood Estates (#339)

405. FILE R.P. 692 - Rogerswood Estates (#338)

406. FILE 83-61 - Condemned Buildings (Lot 257, Plan Tor-4, 2845 Derry Road East, Malton)

407. FILE 47-63C - Traffic Safety Council, Walkways (Balsam Avenue)

408. FILE 26-64 - Zoning General (Variations between Zoning By-laws 2813 and 2273 and By-law 4596)

409. FILE 39-64 - Conventions (Ontario Association of Housing Authorities)

410. FILE 100-64 - Hunting General

411. FILE 8-64 - Complaints (Parking in Residential Zone)

412. FILE R.P. 623 - Glenvale Subdivision (Manley Pond)

413. FILE P.30-64 - Engineering and Works Building Extension and Alterations

414. FILE 5-64 - Building General
26-64 - Zoning General (Section 9 of By-law 2813 and By-law 2273

415. FILE 26-64 - Zoning General (Apartment Development in Commercial Zones)

416. FILE 14-64 - Police Department General (Association of Municipal Police Governing Authorities)

417. FILE 110-64 - Malton Community Study

418. FILE 82-64 - Cooksville Community Centre

419. FILE 161-61 - Application to incorporate, Malton Police Village

420. FILE 57-63 - Queensway Extension

421. FILE 32-64 - Grants (Don Rowing Club)

422. FILE R.P. 698 - Metro Development Company

423. FILE 44-62 - Private Lanes (Mazereeuw and Lornecrest Developments)

424. FILE 47-63 General - Traffic Safety Council (Intersection Derry Road East and Seventh Line)

425. FILE 61-60 - School Attendance Officers

426. FILE 235-60 - Proposed Metropolitan Toronto Official Plan

427. FILE 261-62 - Sidewalk Policy

428. FILE 11-64 - Parks General (Parks Purchase Committee)

429. FILE T-12522 - E. Muursepp

430. FILE P.32-64 - Sanitary Trunk Sewer from Ridgewood Village (Etude Drive) to the Malton Pumping Station

431. FILE 89-64 - Council General (Absence of the Reeve)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

MAY 27. 1964.

THOSE PRESENT: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors Vignale, McKechnie, Jenkins, McMillan, Searle, Harrison and Pickell.

STAFF PRESENT: H. Stewart

REPORT NUMBER 22

ITEMS CONSIDERED:

403. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (#337)

At the General Committee's meeting on May 6, 1964, Mr. & Mrs. Gill, Mrs. Bramfidt and Mr. Portman, attended the Committee's meeting about the following items regarding the above plan of subdivision:

1. The possibility of a further widening on the north side of Lorne Park Road.
2. The lack of provision being made for sanitary sewers in Rogerswood Estates.
3. The dangerous intersection that exists at the present time, where Birchwood Drive intersects with Glen Road and the proposed method of correcting this intersection.
4. The dust on the streets in Rogerswood Estates.

It was decided on May 6, that no decision would be made on this item until the next General Committee meeting. Mr. Gill and Mr. Portman then attended Council's meeting on May 11, 1964, and it was decided that further consideration would be given at a General Committee Meeting, at which they would be given an opportunity to attend. The following persons were present: Mr. Anderson, Township Engineer, Mr. & Mrs. Gill and Mr. Portman. Mr. Anderson advised the ratepayers present that it was not the Township's intention to widen Lorne Park

Road at this time. However, if traffic continues to increase, it may be necessary some time in the future to widen the road or find a new route, possibly down Glen Road under the C.N.R. to Highway #2. On Item #2, the lack of sanitary sewers in Rogerswood Estates, Councillor Jenkins, Chairman of the meeting, pointed out that the Rogerswood Estates Subdivision was in an area suitable for septic tanks. On Item #3, regarding the intersection, Councillor Jenkins referred to the Committee's intent to uphold its previous decision regarding the method of improving the intersection, and it is hoped that the intersection will be constructed this year. On point #4, the dust on the streets in Rogerswood Estates, the Township Engineer pointed out that the roads in the Subdivision have now been paved. Mr. Gill raised two additional points, and asked if some assistance could be given in cleaning them up.

1. A large pile of earth on his lawn, as a result of the installation of a hydro pole.

2. The dust blowing from the lawn around the house on the south side of Birchwood, immediately opposite his property.

These two points were noted by the Engineer.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That no change be made to the Committee's previous decision, regarding the improvements to the intersection of Lorne Park Road, Glen Road and Birchwood Drive.

2. That the Township of Toronto offer Mr. & Mrs. [redacted] FILE, $1350.00 for the portion of their land required for the intersection improvements and if this offer is not accepted, within two weeks, that a by-law be forwarded to Council for the expropriation of the required lands.

3. That the proposed improvements at this intersection be made this year.

404. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (#339)

In a letter dated March 4, 1964, Mr. G. O. Simzer of 1525 Jalna Avenue complained that an excessive amount of traffic is passing his house en route from Clarkson Road to Lorne Park Road and the trucks carrying building materials to the new Rogerswood Subdivision should be re-routed. He requested that Birchwood Drive be constructed through to White Oaks to relieve the situation. Mr. Simzer attended Council's meeting on May 11, 1964, and it was decided to arrange an appointment for him to attend the General Committee meeting on May 27. A copy of Mr. Simzer's letter dated March 4, 1964, was before the Committee. Mr. Simzer attended and presented a petition supported by a number of the residents in the area. It was pointed out to Mr. Simzer that no provision was made in the 1964 Budget for the construction of Birchwood Drive as he requested, but that it is likely that this connection will be made in 1965, and that it may be possible to erect signs on Clarkson Road in an effort to re-direct some of the traffic.

RECOMMENDATION: That signs be erected on Clarkson Road in an effort to re-direct some of the traffic, and further that a recommendation be forwarded to the 1965 Council for the construction of Birchwood Drive through to the Rogerswood Subdivision.

405. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (#338)

As a result of information received from Councillor Harrison regarding complaints from the residents in the area that the condition of the ponds on the Rogerswood Estates subdivision was bad, a report was obtained from the Peel County Health Unit. The report pointed out that no evidence of seepage from the school sewage disposal field toward the creek could be found at the time of inspection. The Health Unit recommended that if the ponds are to be cleared of the scum and plankton growth, that they should be cleaned of all decaying matter in the water and along the

shoreline. This item was considered by the Committee on May 6, 1964, and it was decided to give it further consideration at this meeting.

RECOMMENDATION: That the information contained in the Peel County Health Unit report on this subject be received and filed, and that no further action be taken.

406. FILE 83-61 - CONDEMNED BUILDINGS (LOT 257, PLAN TOR-4, 2845 DERRY ROAD EAST, MALTON)

The Committee was advised that a By-law has been prepared to authorize the pulling down of an unsafe building located at 2845 Derry Road East, Malton. The owner was given written notice by registered mail and the owner has neither put the building in a safe condition nor demolished it.

RECOMMENDATION: That the By-law requiring the pulling down of the building located at 2845 Derry Road East, Malton, Lot 257, Plan Tor-4, be passed by Council at its next meeting.

407. FILE 47-63C - TRAFFIC SAFETY COUNCIL, WALKWAYS (BALSAM AVENUE)

On October 9, 1963, consideration was given to the petition from people on Balsam Avenue requesting a walkway to avoid the necessity of children having to go out onto Southdown Road in order to walk to school. Mr. Wilkinson investigated the matter at that time and found that the owners of Lot 16, Plan G-13, 1905 Balsam Avenue, were willing to sell to the Township the necessary property to provide this walkway. At that time the Engineering Department estimated the cost of the walkway to be approximately $4,600.00. It was decided that the Property Agent be authorized to proceed with the acquisition of the necessary land for the walkway through Lot 16, Plan G-13, with the understanding that the construction of the walkway will be provided for in the 1964 budget. In a memo dated April 16, 1964, the Property Agent advised that a price of $550.00 has been agreed upon for the acquisition of the lands and an

Additional cost has been encountered because the septic tank tile field is located on the portion of the lot required for the walkway. Therefore, it is necessary for the Township to remove and replace this portion of the septic tank tile field at an estimated cost of $450.00. Committee was also advised that on May 20, 1964, the Township Engineer's report on sidewalks and walkways was recommended, and that report set the estimated cost of the Balsam Avenue walkway at $3,400.00.

RECOMMENDATION: That the offer to sell submitted by Mr. & Mrs. Lowe for the Balsam Avenue walkway through Lot 16, Plan G-13, be accepted, and further that the walkway be constructed.

408. FILE 26-64 - ZONING GENERAL (VARIATIONS BETWEEN ZONING BY-LAWS 2813 and 2273 and BY-LAW 4596)

At Council's meeting on May 4, 1964, Councillor McKechnie asked that the Planning Board Staff report to Council on the following variations regarding by-laws 2813 and 2273:

1. Difference in set back requirements;

2. Differences in site lines required at major intersections.

A report dated May 13, 1964, from the Planning Director was before the Committee for consideration. Mr. Williams attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That a by-law be prepared for Council's consideration to provide for the same set backs in the area of the Township covered by By-law 2273 as are required in By-law 2813.

2. That further consideration be given to the amalgamation of By-laws 2273 and 2813, at the Committee's next meeting.

409. FILE 39-64 - CONVENTIONS (ONTARIO ASSOCIATION OF HOUSING AUTHORITIES)

The Committee considered a letter from the Executive Director of the Ontario Association of Housing Authorities, in which he advised that the International Housing Conference sponsored by the Ontario Association,

ll be held in Niagara Falls on September 13th to 15th inclusive.

RECOMMENDATION: That Councillor Jenkins represent Council at the International Housing Conference at Niagara Falls on September 13th to 15th inclusive, and further that the Planning Board be requested to consider authorizing the attendance of the Director of Planning or a member of his staff.

410. FILE 100-64 - HUNTING GENERAL (#145)

The Committee was advised of Council's decision on March 2, 1964, regarding the question of hunting in the Municipality. On March 5, 1964, letters were sent out to Harry A. Long of the Lakeview Anglers and Hunters Club and the South Peel Rod and Gun Club. A reply was received from Mr. Long who had misinterpreted the purpose of the first letter and on April 6, 1964, a further letter was sent to Mr. Long and the South Peel Rod and Gun Club. It was pointed out to them that an answer would be expected within the next 10 days. No reply has been received to date.

RECOMMENDATION: That the submission of the questionnaire to the residents in the north end of the Township be proceeded with immediately.

411. FILE 8-64 - COMPLAINTS (PARKING IN RESIDENTIAL ZONE) -

Committee considered a copy of a report from the Director of Development, regarding a complaint received by his Department from Mrs. P. Champness, 1523 Blanefield Road, that Mr. E. Cummins was parking a commercial vehicle in excess of that permitted in a residential "R4" zone.

RECOMMENDATION: That the information set out in the Director of Development's report, dated May 9, 1964, on this subject be received and filed with the understanding that his department will continue its usual inspection of this complaint.

12. FILE REGISTERED PLAN 623 - GLENVALE SUBDIVISION (MANLEY POND)

The Committee was advised that in 1963, consideration was given to a complaint from the residents of the Glenvale Subdivision regarding stagnant water in the dammed up area to the south of their plan and a complaint that Mr. Manley's system of irrigating from the pond is noisy and disturbing. It was decided that the Ontario Water Resources Commission and the Conservation Authority and any other agency, be requested to submit information to the Township on the problem of controlling unpleasant odours arising from stagnant water and the control of Mosquitoes and that information from these authorities be available to Mr. Manley, so that he may correct the problem caused by dammed up water on Block A, Registered Plan 623; and further that Mr. Manley be advised that the Municipality appreciates the fact that he intends to solve the problem of the noisy irrigation pump and the refuse that he has dumped over the bank. It has been brought to the attention of the Clerk's Department that Mr. Manley is causing a problem again because of the condition of the water and the noisy irrigation pump. In 1963, the Township Solicitor advised, "That a by-law could be passed by the Municipality for prohibiting the obstruction of streams, creeks and watercourses by trees, brushwood, timber or other material, and for requiring the clearing away and removing of the obstructions by the person causing the same. And if Section 485 was utilized in the by-law, it gives Council the authority to direct that in default of its being done by the person directed or required to do it, such matter or thing shall be done at his expense, and the action, or the same may be recovered in like manner as municipal taxes. The By-law I am suggesting would apply to all streams and watercourses in the Township."

RECOMMENDATION: That the Township's Chief Administrative Officer take the necessary action to have the ponds located on Block A, Registered Plan 623, removed in a manner that will not effect other streams in the Municipality.

413. FILE PROJECT 30-64 - ENGINEERING AND WORKS BUILDING EXTENSION AND ALTERATIONS

The Committee considered copies of two reports from the Township Engineer regarding the extension to the works and engineering building. The first memo outlined the extension and alterations that are to be made. The second set out the estimated cost at $125,000.00. Mr. Anderson attended and explained to the Committee the works proposed. Mr. Anderson was asked if he had investigated the cost of building a separate building for the Engineering Department, rather than renovating the existing building as it is proposed on the plans. He explained that he had not investigated this, but even if a separate building is constructed, the existing building would still require considerable renovation.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That an application to the Ontario Municipal Board be proceeded with for the approval of $125,000.00 for improved accommodation for the Engineering and Works Department.

2. That the Engineering Department investigate the possibility of constructing a separate building for the Engineering Department and report to the General Committee.

414. FILE 5-64 - BUILDING GENERAL (#291)
FILE 26-64 - ZONING GENERAL (SECTION 9 OF BY-LAY 2813 and BY-LAW 2273

At the Committee's meeting on April 22, 1964, as a result of consideration regarding the reconstruction of a house on Lot 188, Plan C-22, and the interpretation being placed on Section 9 of By-law 2813, it was decided

hat a by-law would be passed by Council to repeal Section 9 of By-law 2813. A copy of a memo from the Planning Director dated May 22, 1964, was placed before the Committee. In the memo Mr. Williams pointed out that he has prepared a by-law to have the same effect on the provisions of By-law 2273. He further points out that while he is complying with the request, the passage of this by-law may have the effect of providing hardship to such persons whose property becomes damaged by reason of fire, wind storm or other natural occurrence beyond the control of their owners.

RECOMMENDATION: That the Planning Director and Director of Development or members of their staff, discuss the pros and cons of Section 9 of by-law 2813 and the similar section of by-law 2273, and knowing the desire of Council to overcome the problem, submit a report to the General Committee for its consideration on how the sections can be amended to give the control required.

415. FILE 26-64 - ZONING GENERAL (APARTMENT DEVELOPMENT IN COMMERCIAL ZONES)

In a memo dated May 22, 1964, from the Planning Director, pointing out that he had prepared a by-law to affect a change to the commercial provisions of the above zoning by-law, where they appear to apply generally to apartment development in commercial zones when in effect the original intent of the by-law must have been a restriction for such purposes on "C1" and "C2" Zones only. While no land has been zoned to date, for the purpose of apartment use in an RC Zone, this amendment will eliminate an anomaly that exists in the zoning by-law and which may contribute to confusion, should such development be sought at a later date.

RECOMMENDATION: That the By-law as proposed in the Planning Director's letter dated May 22, 1964, to clear up the problem regarding apartment development in commercial zones be adopted.

416. FILE 14-64 - POLICE DEPARTMENT GENERAL (ASSOCIATION OF MUNICIPAL POLICE GOVERNING AUTHORITIES)

In a memo dated May 5, 1964, the Secretary-Treasurer of the Association of Municipal Police Governing Authorities, pointed out that he had taken the liberty of enclosing the Association's invoice in the amount of $15.00 covering the membership fee for the year 1964. He asked that the invoice be considered as an invitation to join the Association because it is in a position to render service to municipal councils and police commissions. For the Committee's information, a copy of the minutes of the meeting held Friday, March 20, 1964, at the Royal York Hotel in Toronto, was placed on the Agenda.

RECOMMENDATION: That the information contained in the memo dated May 5, 1964, and the minutes of the Association of Municipal Police Governing Authorities dated March 20, 1964, be received and filed.

417. FILE 110-64 - MALTON COMMUNITY STUDY

The members of the General Committee have previously received preliminary reports on the Malton Community Study. Copies of the revised study on the Malton Community were distributed to the members with their Agendas. Attached to the Agenda was a copy of a memo dated May 20, 1964, as a result of the Planning Board's consideration at its meeting on May 5, 1964.

RECOMMENDATION: That the steps for processing the Malton Community Study as set out in the Planning Director's letter dated May 20, 1964, be adopted.

418. FILE 82-64 - COOKSVILLE COMMUNITY CENTRE - (#183)

The Committee considered a report on the proceedings to date of the multi-purpose community centre committee setting out the recommendation

egarding the appointment of the firm of architects for the project.

RECOMMENDATION: That the firm of Abram and Ingleson Associates be retained to design and supervise the construction of the multi-purpose community centre at Huron Park. This is as recommended by the Community Centre Committee.

419. FILE 161-61 - APPLICATION TO INCORPORATE, MALTON POLICE VILLAGE (#132)

Copies of the following items were before the Committee, for their information:

1. A statement of defence by Metropolitan Toronto Planning Board in the matter of an application by the Trustees of the Police Village of Malton to incorporate;

2. A statement of defence by the Corporation of the Township of Toronto in the same matter;

3. A statement of claim by the Board of Trustees of the Police Village of Malton in the same matter.

During the consideration of this item, there was some discussion as to whether or not further approaches should be made to Etobicoke regarding the use of Etobicoke's garbage disposal facilities by people living in the Malton Area, until the application by the Police Village to incorporate has been dealt with.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That further consideration of the statements of defence and statement of claim in the matter of the application by the Police Village of Malton to incorporate be deferred until the Committee's next meeting.

2. That negotiations for the use of Etobicoke's garbage disposal facilities for the residents in the Malton area be continued.

420. FILE 57-63 - QUEENSWAY EXTENSION

The Committee considered a report from the Township Engineer dated May 22, 1964, regarding the proposed location of the Queensway Extention at its intersection with Dixie Road. The Township Engineer attended the Committee's meeting and outlined the problems that had been encountered

d the method which, in his opinion, appears to be the most practical and the most economical. This method is shown outlined on drawing #B-6603, a copy of which is contained in the above file. The drawing indicates the Queensway as being located on the Hydro right-of-way in the immediate vicinity of Dixie Road and this proposal is to extend easterly until the property to the north of the Hydro right-of-way is easily obtainable. i.e. in the vicinity of the lands of Caterpillar Tractor. Mr. Anderson pointed out that if this scheme is adopted, in principle, it would then be possible to release for development, those lands south of the Hydro right-of-way and east of Dixie Road which are being temporarily delayed pending solution to the Queensway location problem. Another problem is the location of the Queensway as it affects the westerly portion of the Fisker lands on the west side of Dixie Road. Mr. Anderson suggested that negotiations could be carried on with the Hydro in an attempt to have the Hydro right-of-way used as the road allowance over to the westerly end of the Fisker property.

RECOMMENDATION: The recommendation on this item is in four parts;

1. That the proposed cross section as shown on drawing B-6603 for the Queensway in this location be adopted.

2. That the principle as outlined in the Township Engineer's report dated May 22, 1964, for using the Hydro lands to accommodate the Queensway be adopted.

3. That the Planning Board Staff be advised that the Council has no objection to discussions taking place regarding the development of lands east of Dixie Road and south of the existing Hydro right-of-way.

4. That the Township Engineer be authorized to negotiate with the Hydro for the extension of the same type of construction to a point west of the Fisker property.

421. FILE 32-64 - GRANTS (DON ROWING CLUB) (#387)

The Committee considered a letter dated May 22, 1964, from Mr. W. K. rimpton, President of the Don Rowing Club, requesting financial

sistance in the purchase of rowing shells. Mr. Sherman and Mr. Shrimpton attended the Committee's meeting and spoke on this item.

RECOMMENDATION: That this item be held over for consideration within the report from the special committee on grants, allocations for 1964.

422. FILE REGISTERED PLAN 698 - METRO DEVELOPMENT COMPANY

In a letter dated May 13, 1964, Mr. Stokal pointed out that he has sold Block A, Registered Plan 698 to the Board of Education for the Township of Toronto, He requested that the Municipality release this Block from the agreement registered against the title of this subdivision for the sum of $1.00.

RECOMMENDATION: That a release from the agreement be issued for Block A Registered Plan 698 for the sum of $1.00.

423. FILE 44-62 - PRIVATE LANES (MAZEREEUW AND LORNECREST DEVELOPMENTS)

The Committee was advised that an agreement exists between Lornecrest Developments and the Township of Toronto registered as #89263, which provides that the Township may at its request obtain from Lornecrest, gratuitously, title to the said right-of-way, and further may require Lornecrest Developments Limited to construct a road over the said land in accordance with the correct specifications. The lane referred to is located along the north side of the C.N.R. tracks, immediately south of Superior Bulb in Lorne Park. Mr. Mazereeuw has been attempting to purchase a 2½ acre parcel from Lornecrest Developments at the easterly end of the lane, and when it was brought to his attention that the agreement existed on the land, he decided, through his lawyer, to request the Municipality to release Lornecrest Developments Limited and its successors on title from the burdens of the agreement. The Committee was advised that since Mr. Mazereeuw will not have any frontage on a Township Road, he placed his problem of building a house on his proposed 2½ acre parcel

fore the Committee of Adjustment, and that the Committee of Adjustment decided not to deal with the application until Council has considered the request regarding the release of the terms of the agreement.

RECOMMENDATION: That further consideration of this item be deferred until a report is obtained from the Township Engineer, regarding the future use of the lane leading to the property which Mr. Mazereeuw is trying to purchase.

424. FILE 47-63 GENERAL - TRAFFIC SAFETY COUNCIL (INTERSECTION DERRY ROAD EAST & SEVENTH LINE) (#7)

On January 15, 1964, the General Committee considered a traffic report setting out traffic counts at the intersection of Derry Road East and the Seventh Line. It was decided that the Township of Toronto would request the County of Peel to make an application to the Department of Highways for permission to install a traffic light at the intersection of the Seventh Line East and Derry Road East, which would be operated through peak periods. Copies of the following letters were before the Committee for its information and consideration:

1. A letter dated April 21, 1964, from Mr. Cruise, County Engineer.
2. A letter dated March 17, 1964, from Mr. Oliver of the Department of Transport.

It was pointed out to the Committee in these letters that the traffic situation at the intersection does not, as yet, warrant traffic lights.

RECOMMENDATION: That the intersection of Derry Road East and Seventh Line East remain in its present condition until traffic studys in the future show that signals or other traffic control devices are warranted and further that the Police Department be requested to give some assistance at this intersection during peak periods.

425. FILE 61-60 - SCHOOL ATTENDANCE OFFICERS (#353)

nsideration was given at the Committee's meeting on May 6, 1964, to the question of school attendance officers and it was decided by Council,

that the Township of Toronto appoint a school attendance officer for the Combined Roman Catholic Separate School Board of the Township of Toronto and the Roman Catholic Separate School Board #23, Cooksville; and further, that the position of the school attendance officer for these Boards be discussed with the Business Administrator of the Township of Toronto Board of Education." This question was discussed with Mr. H. J. A. Brown and he advised that the Board of Education attendance officers will not be available for Township appointments. This matter was considered at the Committee's meeting on May 20,1964, when it was decided to recommend that a letter be sent to the Secretary of the C.R.C.S.S. Township of Toronto and R.C.S.S. #23 to see if they had anyone that they wished Council to consider for the appointment. This matter was dealt with at Council's meeting and referred back to the General Committee for further consideration.

RECOMMENDATION: That Mr. H. Treanor be invited to attend the next General Committee meeting.

426. FILE 235-60- PROPOSED METROPOLITAN TORONTO OFFICIAL PLAN

At a previous meeting of the General Committee, it was agreed that a joint meeting of the Planning Board and Council would be held on May 26, 1964, to consider the Metropolitan Toronto Official Plan. This meeting was held and the Planning Board forwarded the following recommendation from the meeting on May 26:

1. That the principle of a "Rural-Wedge" and the consequent limitation of urban development in the area to the north of proposed Highway No.403, between the West Credit Development Area and the Malton Industrial complex is not an acceptable feature of the proposed plan, and is strongly opposed.

2. That the Metropolitan Toronto Planning Board be requested to immediately consider and make representation to the appropriate authorities regarding the problems which would be created for "fringe" Municipalities within the Planning

Area upon the approval of this Plan by the Minister, as a result of the existing inequirable legislative provisions as outlined in Comment "D" above.

3. That this report be considered as the Interim Comments of the Township of Toronto Planning Board, pending further detailed consideration, and the outcome of decisions made with respect to recommendations 1 and 2 above.

The Planning Director attended the Committee's meeting for the discussion on this item. Some discussion took place on whether or not this Municipality should continue to be part of the Metropolitan Planning Area or whether some thought should be given to removing the Municipality from the Planning Area.

RECOMMENDATION: That the Planning Board's recommendation from its meeting on May 26, 1964, regarding the Metropolitan Toronto Official Plan be adopted, and forwarded to the Metropolitan Toronto Planning Board; and further that this Municipality consider ways and means of being removed from the Metropolitan Toronto Planning Area. A recorded vote was requested on the recommendation, the results of which were as follows:

Those in Favour:	Those Opposed:
Reeve Speck	Councillor McKechnie
Deputy-Reeve Murray	
Councillors Vignale	
Jenkins	
McMillan	
Searle	
Harrison	
Pickell	

CARRIED

427. FILE 261-62 - SIDEWALK POLICY (#197)

At the General Committee's meeting on March 25, 1964, the Committee considered whether or not the existing sidewalk policy for subdivision development in the Township is satisfactory. It was decided that the policy should be reviewed by the Staff. At the Committee's meeting on

May 20, 1964, the following reports were considered: A report dated May 1, 1964, from the Township Engineer and a report dated May 8, 1964, from the Planning Director. The following recommendation was forwarded to Council: "That the Sidewalk Policy for the Township of Toronto be amended to require sidewalks to be constructed on both sides of all streets in new residential developments except cul-de-sacs having less than 50 units where sidewalks will be required on only one side and the cash for the estimated cost of constructing the sidewalk on the other side, will be given to the municipality; and further, that this amended policy become effective on all subdivisions that have not had the consolidated report sent to the developers by May 25, 1964." Council considered this recommendation at its meeting on Monday, May 25, 1964, when it decided to refer the matter back to the General Committee for further consideration.

RECOMMENDATION: That the Sidewalk Policy for the Township of Toronto be amended to require sidewalks to be constructed as follows:

In residential developments
1) On both sides of new streets without exception.
2) On all existing street frontages where the lots are developed for single or semidetached dwellings.
3) That reports be obtained from the Planning Board Staff and the Township Engineer on the need for sidewalks where multiple family development is to take place on the existing streets
4) This policy to take effect on all developments that have not had the consolidated report sent from the Planning Board office prior to ~~May~~ June 7 - ~~27~~, 1964.

428. FILE 11-64 - PARKS GENERAL (PARKS PURCHASE COMMITTEE)

In 1963, Council had a special committee constituted to consider the purchase of parks and a priority that should be followed. Because of

certain proposals regarding the purchase of park lands that are forthcoming. It was suggested to Council that consideration be given to reconstituting this committee for the purpose of studying park purchases and forwarding recommendations to the General Committee.

RECOMMENDATION: That the Deputy-Reeve appoint a committee of five to study park purchases and forward recommendation to the General Committee.

NOTE: Deputy-Reeve Murray has named the following persons to this Committee:

Councillor Harrison
" Jenkins
" McKechnie
" Searle
" Vignale

429. FILE T-12522 - E. MUURSEPP (#255)

The Committee considered a letter dated May 26, 1964, from Mr. Muursepp in which he pointed out a problem he had encountered regarding the storm drainage improvements and the adjacent lands to the west now owned by Cresta. It was Mr. Muursepp's intention to purchase the rear portion of the Cresta lands and increase the depth of the adjoining lots in his subdivision. Mr. Muursepp and Mr. Harmer attended the Committee's meeting and advised the Mr. Cresta no longer wishes to sell the rear portion of his property if/or it is necessary to amend the boundaries of the plan and determine whether or not a road allowance is required into the Cresta lands, and make the necessary revisions to the requirements of storm drainage. Mr. Harmer pointed out that his client would be agreeable to continuing to pay for the storm drainage improvements through the Cresta lands providing he was not required to construct or dedicate a road allowance through his plan to the Cresta lands.

RECOMMENDATION: That Proposed Plan of Subdivision T-12522, E. Muursepp, be proceeded with on the following basis:

1) That Mr. Muursepp's share of the storm drainage improvement through

s property remain the same as previously approved on April 13, 1964.

2) That Mr. Muursepp be not required to dedicate a road allowance through his plan to the Cresta land.

3) That Mr. Cresta be advised that this recommendation will be considered at Council's meeting on June 8, and if he has any comments, he should submit them either prior to or at that meeting.

430. FILE PROJECT 32-64 - SANITARY TRUNK SEWER FROM RIDGEWOOD VILLAGE (ETUDE DRIVE) TO THE MALTON PUMPING STATION

The Committee considered a report dated May 26, 1964, from the Township Engineer, regarding the above project, The total estimated cost of the project, including the easements, is $68,600.00. It was recommended to the Committee that the work be carried out under Section 379(1), Paragraph 52, of the Ontario Municipal Act, financed by twenty year debentures to be paid in twenty equal installments commencing one year after the completion of the work.

RECOMMENDATION: That the Township Engineer's report dated May 26, 1964, regarding the proposed sanitary trunk sewer from Ridgewood Village to the Malton Pumping Station be adopted.

431. FILE 89-64 - COUNCIL GENERAL (ABSENCE OF THE REEVE)

The Committee considered the fact that during the absence of the Reeve the Deputy-Reeve's responsibilities are greatly increased. In consideration for his increased responsibilities, he should be appropriately paid.

RECOMMENDATION: That the Deputy-Reeve be paid at the per diem rate for all days that he is required to be at the Municipal Offices or on Township business during the absence of the Reeve.

At 5:30 p.m. it was decided to adjourn the meeting, to reconvene at 9:30 a.m., June 8th, 1964, to consider the following items:

le 32-64 - GRANTS

File 8-64 - COMPLAINTS (BROOKHURST AREA, PARK ROYAL)

File 89-64 - COUNCIL GENERAL (COUNCIL PROCEDURE)

File 32-64 - GRANTS (DON ROWING CLUB)

File OZ-15-64 - PALMWOOD CONSTRUCTION

File 94-63 - CENTENNIAL PROGRAMME

File T-13094 - BALTIC CONSTRUCTION CO. LIMITED (5%)

File T-10553 - ONEIDA INVESTMENTS (5%)

Report Adopted:

REEVE

CHAIRMAN

T 143

RESOLUTION

June 8 SESSION 1964 No.

MOVED BY Conway

SECONDED BY

Amendment, Clause 418, Board Committee Report of May 27/64.

"That the firm of Abram and Ingleson Associates have been retained to design and supervise the construction of the multi-purpose community centre at Huron Park. This was as recommended by the Community Centre Committee.

Pickell

T 143

RESOLUTION

June 8 SESSION 19 64 No.

MOVED BY R K Harrison

SECONDED BY

Amendment, Clause 4 & 20, General Committee
Report of May 27/64

Delete clause 4 of recommendation.

C S Pickell

T 143

RESOLUTION

June 8 SESSION 1964 No.

MOVED BY Cathway

SECONDED BY

Amendment Clause 422, General Committee Report of May 27/64.

Insert word "financial" after word "the" in first line thereof.

A Pickell

T 143

RESOLUTION

June 8 SESSION 1964 No.

MOVED BY Frank J McKenzie

SECONDED BY

Amendment Clause 4-24. Senate Committee Report of May 27/64.

That the County Engineer be requested to negotiate with the Dept. of Transport to provide traffic signals for this location for use during peak traffic periods, namely between the hours of 7:30 A.M. and 9:00 A.M.

C Bickell

T 143

RESOLUTION

June 8 SESSION 19 64 No.

MOVED BY Carbonneau

SECONDED BY

Amendment, Clause 427. Second Committee Report of May 27/64.

Delete words "May 27" in Res. #4 and substitute with words "June 8".

Pickell

T 143

RESOLUTION

June 8 SESSION 1964 No.

MOVED BY RK Harrison

SECONDED BY

Amendment Clause #29. Senate Committee report of May 27/64

That this clause be referred back to Senate Committee for further consideration.

A S Fidell

Cooksville, Ontario,
June 8, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Acting-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. A. Searle. Councillor Pickell attended at 2:30 p.m.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer, D. G. McAlpine, Purchasing Agent and K. MacDiarmid, Solicitor.

Minutes of the previous meeting were adopted as read.

TENDERS

On motion by Councillor Jenkins, the following tenders were opened and received by Council, with the late tenders being disqualified:

P. N. 35-63 SANITARY SEWERS ON ELMBANK AND INDIAN LINE

	Quotation	Deposit
Bandiera & Sons Limited	$ 81,180.21	$ 4,059.01
Renzetti Construction Company	89,564.48	4,478.22
Leaside Contracting Company Ltd.	96,386.60	4,819.33
Dagmar Construction Limited	102,427.81	5,121.39
Alcan Colony Contracting	105,303.19	7,000.00
Dundas Construction Co. Limited	106,689.60	5,334.48
Swansea Construction Co. Ltd.	110,793.60	5,550.00
Clairson Construction Co. Ltd.	113,407.63	6,000.00
Craftwood Construction Co. Ltd.	125,365.10	6,270.00
Valentine Enterprises	134,917.70	6,745.89
Ugolini Contracting Co. Ltd.	149,063.95	7,453.20

P. N. 31-64 - SANITARY TRUNK SEWER ETUDE DRIVE-MIMICO CREEK

Dagmar Construction Limited	62,548.10	3,000.00
Bandiera & Sons Limited	63,418.32	3,000.00
Armstrong Bros. Co. Limited	65,493.85	3,000.00
Leaside Contracting Co. Limited	66,432.20	3,000.00

Tenders (Cont'd)	Quotation	Deposit
Craftwood Construction Co. Limited	$68,264.15	3,000.00
Clairson Construction Co. Ltd.	73,647.60	3,000.00
Alcan Colony Contracting	72,076.83	3,000.00
Robinson Contracting Co.(Hamilton) Ltd.	75,901.35	3,000.00
Renzetti Construction Company	79,623.30	3,000.00
G. C. Romano Construction Company	81,887.00	3,000.00

P. N. 44-64 - SANITARY SEWER WESTERLY FROM STANFIELD ROAD

Renzetti Construction Company	3,833.00	194.15
Dundas Construction Company	4,499.20	224.96
Alcan Colony Contracting	6,222.40	900.00
Dom Cosentino	6,840.60	342.30
Tino A. Piscone	7,076.76	320.00

P. N. 33-64A - PREFAB. PUMPING STATION

Canadian Locomotive Company Ltd.	10,877.00	543.85
G. F. Seeley & Son Limited	12,554.67	627.75
Robert Morse Corporation Limited	13,100.00	700.00

On motion by Councillor Harrison, the above tenders were handed to the Township Engineer for checking and recommendation to Council.

PURCHASE OF 5 COMMERCIAL VEHICLES WITH 4 TRADE-INS FOR WORKS DEPARTMENT

2 - 5000 lb. PICK UP TRUCKS (with 2 trade-ins)

Applewood Motors Limited	$ 3,887.78	plus	3%	sales Tax
Howard Elliott Motors	4,130.30	"	"	"
Elmwood Motors Ltd.	4,012.88	"	"	"
G. M. ofCanada Truck Div.	3,671.58	"	"	"
Humberview Motors Ltd.	3,976.37	"	"	"
Moore Hawley Motors	4,107.43	"	"	"
Parklane Pontiac Buick	3,708.00	"	"	"
Port Credit Motors Ltd.	3,494.00	"	"	"
Webster Jackman Ltd.	4,115.88	"	"	"
Ross Wemp Motors Ltd.	3,852.20	"	"	"
White Gordon Motors	4,070.35	"	"	"

Tenders (Cont'd)

TWO CAB & CHASSIS UNITS (two trade-ins)

Applewood Motors Ltd.	$6,005.60	(plus 3% Sales Tax)
Argyle Chrysler Dodge	6,695.00	" " "
Howard Elliott Motors	6,987.79	" " "
Elmwood Motors Ltd.	6,421.93	" " "
G.M. of Canada Truck Div.	6,595.48	" " "
Humberview Motors Ltd.	6,893.95	" " "
Moore Hawley Motors	7,189.65	" " "
Parklane Pontiac Buick	6,422.43	" " "
Port Credit Motors Ltd.	6,972.08	" " "
Webster Jackman Ltd.	6,334.50	" " "
Ross Wemp Motors Ltd.	6,464.28	" " "
White Gordon Motors	6,320.84	" " "

ONE 7500 lb. PICKUP TRUCK

Applewood Motors Ltd.	$2,443.16	" " "
Argyle Chrysler Dodge	2,635.24	" " "
Howard Elliott Motors	2,543.89	" " "
Elmwood Motors Ltd.	2,553.37	" " "
G.M. of Canada Truck Div.	2,473.77	" " "
Humberview Motors Ltd.	2,432.27	" " "
Moore Hawley Motors	2,573.25	" " "
Parklane Pontiac Buick	2,411.54	" " "
Port Credit Motors Ltd.	2,318.00	" " "
Webster Jackman Ltd.	2,568.82	" " "
Ross Wemp Motors Ltd.	2,440.07	" " "
White Gordon Motors	2,438.42	" " "

On motion by Councillor Harrison, these tenders were handed to the Purchasing Agent for recommendation to Council.

DEPUTATIONS

RE: FILE T-12522 - E. MUURSEPP

Mr. Blenkarn, appeared before Council on behalf of his client, Mr. Kresta, and stated that as a result of the unknown facts in this case he requested time to consider the required drainage improvements and asked that Council give consideration to a road allowance leading to the Kresta lands. It was recommended that this matter be referred back to General Committee for further consideration at which time Mr. Blenkarn is to be present on behalf of his client. It was also recommended that Mr. Muursepp attend at the same time.

COMMUNICATIONS

Township of Toronto Solicitor - memorandum with respect to a quit claim deed for an unopened road allowance and recommending that the Township quit claim this property. To be received.

The Hydro-Electric Commission of the Township of Toronto - Letter advising that the date for a meeting between the Council and Hydro Commission, has been set for July 15, 1964, at 6:00 p.m., in the Commission's Board Room. To be noted and letter received.

County of Peel - Letter enclosing copy of By-law 1785, a by-law which equalizes the County Assessment. To be received and filed.

Township of Toronto Assessment Department - Report on Section 53 assessment for the year to date, with comparative figures for the year 1963. Information to be received.

Edgar F. Price, 984 Homeric Drive, Cooksville - Letter complaining of poor co-operation by certain Township Departments. This letter was referred to Councillor Jenkins for investigation and report.

Lions Club of Credit Valley - Invitation to Councillors to participate in Annual Parade on June 18, at 6:45 p.m. starting from Port Credit Vocational School, Port Credit.

Institute of Municipal Assessors of Ontario - Letter advising that George Newton (Township Assessor) has successfully completed the Second Year Course Examinations.

Institute of Municipal Assessors of Ontario - letter advising that Donald R. Dunton, Township Assessor, has successfully completed the final examination of the three year course in Assessment Practice and Principles.

The Board of the Combined Roman Catholic Separate Schools - Letter advising of the appointment of Mr. Edward E. Stewart, 2202 Watson Orchard Drive to serve on the Township Library Board in place of Mr. D. G. Charron.

Town of Brampton - Advising of meeting with The Ontario Water Resources Commission on June 11th at 11:00 a.m. regarding water requirements for Brampton and the Township of Chinguacousy. Councillor Harrison made a motion that the Committee of the Township of Toronto, appointed to deal with this servicing problem, consisting of the Reeve, Deputy-Reeve, Councillor McKechnie and Councillor McMillan, attend this meeting together with someone appointed by the Acting Reeve to replace the Reeve who is absent from the Municipality. Councillor Pickell asked permission to attend this meeting also.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee Reports; Councillor Pickell in the Chair.

GENERAL COMMITTEE REPORT DATED MAY 27, 1964

ITEM #418 - FILE 82-64 - COOKSVILLE COMMUNITY CENTRE - The recommendation on this item was amended to read as follows:

> "That the firm of Abrams and Ingleson Associates have been retained to design and supervise the construction of the multi-purpose community centre at Huron Park. This was as recommended by the Community Centre Committee."

ITEM #420 - FILE 57-63 - QUEENSWAY EXTENSION - The recommendation on this item was amended by deleting therefrom part 4 of the recommendation.

ITEM #426 - FILE 235-60 - PROPOSED METROPOLITAN TORONTO OFFICIAL PLAN - A recorded vote was requested on this item, with the following results:

In favour of the recommendation		Opposed
V. Vignale	R. K. Harrison	None
C. D. Jenkins	C. M. Murray	
R. K. McMillan	F. J. McKechnie	
C. A. Pickell	R. A. Searle	

CARRIED - 8-0 Absent - 1

ITEM #422 - FILE REGISTERED PLAN 698 - METRO DEVELOPMENT COMPANY - This recommendation was amended to read as follows:

> "That a release from the Financial Agreement be issued for Block A Registered Plan 698, for the sum of $1.00."

ITEM #424 - FILE 47-63 - GENERAL - TRAFFIC SAFETY COUNCIL (INTERSECTION DERRY ROAD EAST & SEVENTH LINE

The recommendation on this item was amended to read as follows:

> "That the County Engineer be requested to negotiate with the Dept. of Transport to provide traffic signals for this location for use during peak traffic periods, namely; between the hours of 7:30 a.m. and 9:00 a.m."

ITEM #427 - FILE 261-62 - SIDEWALK POLICY - Part (4) of this recommendation was amended to read:

> (4) This policy to take effect on all developments that have not had the consolidated report sent from the Planning Board office prior to June 8, 1964."

ITEM #429 - FILE T-12522 - E. MUURSEPP - This matter was referred back to General Committee at which time Mr. Muursepp and Kresta were requested to be present.

ITEM #431 - COUNCIL GENERAL (ABSENCE OF THE REEVE) - A recorded vote was requested on the recommendation for this item, as follows:

In favour of the recommendation		Opposed
V. Vignale	R. K. Harrison	None
C. D. Jenkins	R. K. McMillan	
F. J. McKechnie	C. A. Pickell	
R. A. Searle		
CARRIED 7-0		(Acting Reeve Murray abstained from voting)

GENERAL COMMITTEE REPORT DATED JUNE 8, 1964

ITEM #435 - FILE OZ-15-64 - PALMWOOD CONSTRUCTION - The recommendation on this item was amended to read as follows:

> "That the application OZ-15-64, Palmwood Construction, be approved in principle, subject to: (a) the proposal satisfying the requirements of the Township Engineer; (b) that any access to the site be gained from Fergus Avenue only; and further, that Council consider the by-law for this application at its meeting on June 22, 1964, at 7:30 p.m. and all owners of property within a radius of 300' of the land under consideration in the application, be so notified."

Copies of the Committee Reports, with amendments thereto, are attached to these minutes.

The meeting recessed at 3:40 p.m. and reconvened at 4:05 p.m.

UNFINISHED BUSINESS

RE: RIFLE SHOOT WITH LAKEVIEW ANGLERS & HUNTERS CLUB - It was suggested that this event take place on June 15th at 7:30 p.m. providing this time is satisfactory to members of the club.

RE: POLLUTION REPORTS ST. JAMES AVE. AREA - The Clerk advised Councillor Searle that the Peel County Health Unit have reported on this matter and that a dye test has still to be made.

RE: LACROSSE BOX IN MALTON - Councillor McKechnie reported that complaints are again being received from residents in this area and requested that the petitioners be written and advised that money is available to move this box as soon as a suitable site is found.

RE: APPOINTMENT TO RECREATION COMMISSION - Councillor Jenkins asked when an appointment would be made to replace the late Mr. Roy Cook. This matter was referred for consideration by General Committee on Wednesday of this week.

RE: TOWNSHIP PARKING LOT, LANDSCAPING, ETC. - The Chief Administrative Officer advised that the Township Engineer is now preparing a report on costs, etc., and that this report should be ready in about two weeks time.

BY-LAWS

A By-law to authorize the issue of a debenture in the amount of $141,254.75 for the construction of Sewage Works, constructed under agreements with the Ontario Water Resources Commission and Central Mortgage & Housing Corporation, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4785.

A By-law to provide for the 1964 Expenditures on Roads in the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4786.

A By-law to accept a Deed of Land (one foot reserve along north side of Block A, R.P. 616) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4788.

A By-law to execute a Deed of Land (Tomken Road widening) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4789.

A By-law to authorize execution of an agreement for the construction of storm and sanitary sewers on Coram Crescent, Township of Toronto, was read a first second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4790.

A By-law to authorize the execution of agreements for the supply of storm and sanitary sewer connections, asphalt pavement repairs, sludge haulage, sodding, crushed stone, granular material, road oiling & surface treatment, stockpiling of sand, pavement marking, spray patching and calcium chloride solution, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4791.

A By-law to authorize the execution of an Engineering Agreement between Erindale Developments Limited, The Corporation of the Township of Toronto and The Public Utilities Commission of the Township of Toronto (Blocks A and B, R.P. 597) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4792.

A By-law to authorize execution of a Quit Claim Deed (Lot 8, Range 2, C.I.R.) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4793.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a debenture issue in the amount of $125,000.00 for the construction of an addition to the Works & Engineering Building, Township of Toronto, was read a first and second times and numbered 4794.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $509,000.00 of which an amount of $254,500.00 will be debentured, for the 1964 capital roads programme of the Corporation of the Township of Toronto, was read a first and second times and numbered 4795.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $68,600.00 for the construction of sanitary sewers, Township of Toronto (Etude Drive-Derry Road Area) was read a first and second times and numbered 4796.

A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $135,000.00 for the construction of Meadowvale Public School addition by The Board of Education of the Township of Toronto, was read a first and second times and numbered 4797.

A By-law to authorize the construction of sanitary sewers and private drain connections in the Western Sewer Area, Township of Toronto, at an estimated total cost of $70,000.00 (Highway #2-Southdown Road) was read a first and second times and numbered 4798.

A By-law to authorize the construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $7,000.00 (Palstan Road) was read a first and second times and numbered 4799.

A By-law to authorize execution of agreements between S.G.J.Lane, Messrs. Flowers, Harmer and Johnston and the Corporation of the Township of Toronto; Wyndholme Company Limited and The Corporation of the Township of Toronto; and United Lands Corporation Limited and the Corporation of the Township of Toronto, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4800.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $33,500.00 for construction of sewage system in the Township of Toronto (Blythe Road, Southdown area) was read a first and second times and numbered 4801.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $47,000.00 for reconstruction of watermains and water services on Hurontario Street, Township of Toronto, was read a first and second times and numbered 4802.

#4760
A By-law/to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the a mount of $394,000.00 for the construction of Queenston Drive Public School by The Board of Education of the Township of Toronto, was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $394,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4803.

A By-law to appoint Township Weed Inspectors, and to provide for their remuneration was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4804.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway (Tomken Road) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4805.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the Municipal Highway (Otis Avenue - File T-10553 - Oneida) was read a first and second times and numbered 4806.

Note: The following amendment was proposed by Councillor Pickell:

"That final reading of this by-law be withheld until clearance is received from the Department of Municipal Affairs."

Councillor Searle proposed the following amendment to the amendment:

"That third reading of this by-law be deferred until all other by-laws pertaining to this subdivision are presented to Council."

The Planning Director attended the meeting for discussion on this by-law.

Recorded vote on the amendment to the amendment was as follows:

In favour of the amendment to the amendment	Opposed
Councillor McKechnie	Councillor Vignale
	Councillor Harrison
	Councillor Jenkins
	Acting-Reeve Murray
	Councillor McMillan
	Councillor Pickell
	Councillor Searle

LOST - 7-1

A recorded vote was then taken on the Amendment, as follows:

Those in favour of the amendment	Those opposed to the amendment
Councillor Searle	Councillor Vignale
Councillor Pickell	Councillor Harrison
Councillor Jenkins	Acting Reeve Murray
	Councillor McMillan
	Councillor McKechnie

LOST 5-3

A vote was then taken on the by-law, with the following results:

Those in favour of the by-law	Those opposed to the by-law
Councillor Vignale	Councillor Searle
Councillor Harrison	Councillor Pickell
Acting-Reeve Murray	Councillor Jenkins
Councillor McMillan	Councillor McKechnie

LOST 4-4

A By-law to provide for the remuneration of the Acting-Reeve was read a first and second times and numbered 4807.

Note: The following amendment was proposed by Councillor McKechnie:

"That Section 1 of By-law 4807 be amended to read $32.50 in the second line thereof."

This amendment was voted on and recorded as follows:

Those in favour of the amendment	Those opposed to the amendment
Councillor Vignale	None
Councillor Harrison	
Councillor Jenkins	
Councillor McMillan	
Councillor McKechnie	
Councillor Pickell	Acting-Reeve Murray
Councillor Searle	abstained from voting.

CARRIED 7-0

A recorded vote was then requested on the third reading of the by-law with the following results:

Those in favour of the by-law	Those opposed to the by-law
Councillor Vignale	None
Councillor Harrison	
Councillor Jenkins	
Councillor McMillan	
Councillor McKechnie	Acting Reeve Murray abstained.
Councillor Pickell	
Councillor Searle	

CARRIED 7-0

This by-law was finally passed, signed by the ACting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to amend By-law Number 2813 (to amend Section 53A) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4808.

A By-law to accept Offer to Sell submitted to Violet Isabel Alice Lowe and Joseph Lowe, part of Lot 16, Registered Plan G-13, Township of Toronto, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4809.

By-law Number 4538, being a by-law to authorize an application to The Ontario Municipal Board for an order to enlarge the South Sidewalk Area, to be designated as the Township of Toronto Sidewalk Area, was read a third time, finally passed, signed by the Acting Reeve and the Clerk, and the Corporate Seal attached thereto.

OTHER BUSINESS

Due to the Convention of the Ontario Mayors & Reeves being held during the week of June 21st, it was decided to hold the next Council meeting on Thursday, June 25th, and the General Committee meeting on Friday, June 26th.

FORTHCOMING MEETINGS

June 9 - 7:30 p.m. - Planning Board

June 10- 9:30 a.m. - General Committee

June 11- 11:00 a.m. - Meeting with Ontario Water Resources Commission, 801 Bay Street.

June 11 - 8:00 p.m. - Recreation Commission

June 11 - 10:00 a.m. - Meeting with Dept. of Economics re Housing

June 25 - 1:30 p.m. and
7:30 p.m. - Council meeting

June 26 - 9:30 a.m. - General Committee

MOTIONS

Moved by: C. Pickell #107
Seconded by: R. K. McMillan

AND RESOLVED THAT General Committee Report dated May 27, 1964, be adopted as amended in items 422, 424, 427, 429 and by the deletion of part (4) item 418.

CARRIED

Moved by: C. Pickell #108
Seconded by: R. K. McMillan

RESOLVED that General Committee Report dated June 8, 1964, be adopted as amended in item #435.

CARRIED

Moved by: R. K. Harrison #109
Seconded by: Victor Vignale

THAT Councillor C. D. Jenkins be the Acting-Reeve's alternate to attend the Township of Toronto Planning Board meeting on June 9th, 1964.

CARRIED

Moved by: R. K. McMillan #110
Seconded by: V. Vignale

AND RESOLVED that accounts paid by the Treasurer as follows be approved:

	January 1964	February 1964	March 1964
General	$750,238.07	$992,934.55	$765,273.30
Roads	75,867.81	43,510.78	16,824.37
Welfare	9,101.38	9,321.32	8,886.19
Payroll	252,390.69	162,697.89	163,528.11

CARRIED

Moved by: Frank J. McKechnie #111
Seconded by: C. A. Pickell

AND RESOLVED that the tender for the construction of sanitary sewers on Indian Line Road and Elmbank Road, (P.N. 35-63) be awarded to Bandiera & Sons Limited, for the total tendered price of $81,180.21, this being the lowest tender received.

CARRIED

Moved by: C. D. Jenkins #112
Seconded by: R. K. Harrison

AND RESOLVED that the tender for the construction of a sanitary sewer on an easement westerly from Stanfield Road (P.N. 44-64) be awarded to Renzetti Construction Ltd., for the total price of $3,833.00 this being the lowest tender received.

CARRIED

Moved by: C. D. Jenkins #113
Seconded by: R. K. Harrison

RESOLVED that the tender from Port Credit Motors for two 5000 lb pick-ups less trade-ins, in the amount of $3,598.82; also for one 7500 lb. pick-up in the amount of $2,318.00; and tender from Applewood Motors for two cab & Chassis units, less trade-ins, in the amount of $6,005.60, be accepted, these being the lowest tenders received.

CARRIED

Moved by: Frank J. McKechnie #114
Seconded by: R. K. McMillan

AND RESOLVED that the Police Department be requested to provide traffic control assistance during peak periods of traffic at the intersection of Derry Road E. and Seventh Line E.

CARRIED

Moved by: R. K. Harrison #115
Seconded by: Victor Vignale

1. That Toronto Township are agreeable to the recommended works for the protection of the banks of the Credit River at Port Credit and are agreeable to be considered as one of the benefiting municipalities;

2. That a copy of this resolution, be sent to the Credit Valley Conservation Authority.

CARRIED

Moved by: C. D. Jenkins #116
Seconded by: R. K. Harrison

BE IT RESOLVED that Equitable Securities Canada Limited as Fiscal Agents for the Township of Toronto, be authorized to offer a new issue of $1,939,661.49 Township of Toronto 5 3/4% non-callable debentures maturing July 15, 1984 at an average price to the investors of 98.50%.

CARRIED

Moved by: C. D. Jenkins #117
Seconded by: R. K. Harrison

AND RESOLVED that the Minister of Highways of the Department of Highways of Ontario be requested to designate the extension of Bloor Street from the Etobicoke Creek westerly to Cawthra Road as a main thoroughfare for traffic.

CARRIED

Moved by: R. K. Harrison #118
Seconded by: C. D. Jenkins

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct, as a local improvement, the following sanitary sewers together with necessary private drain connections pursuant to the provisions of the Local Improvement Act:

(a) a 15" diameter sanitary sewer on Highway #2 from Existing sewer approximately 440' East of Avonhead Road to Southdown Road;

(b) a 12" diameter sanitary sewer on Southdown Road from Highway #2 to a point 1300 feet northerly.

The total cost of the work is $70,000.00 of which the Western Sewer Area's share is $41,120.00; the owners' cost of the sanitary sewer is $26,080.00; the owners' cost of 14 industrial private drain connections is $2,800.00. The estimated cost per foot frontage is $4.00. The special annual rate per foot frontage is $0.3487. The special annual rate for each industrial private drain connection is $17.44. The special assessment is to be made over a period of 20 years.

THEREFORE BE IT RESOLVED that the report of W. J. Anderson, Township Engineer, dated the 29th day of May, 1964, be adopted, and the Clerk be authorized to advertise the Council's intention to undertake the said work under the provisions of the Local Improvement Act.

CARRIED

Moved by: R. A. Searle #119
Seconded by: Victor Vignale

THAT application be made to Central Mortgage & Housing Corporation for a loan under Part VIB of the National Housing Act, for the construction of a sanitary sewer on Orano Avenue from Canterbury Road to the east limit of Registered Plan F-20.

CARRIED

Moved by: Charles D. Jenkins #120
Seconded by: R. K. Harrison

THAT application be made to Central Mortgage & Housing Corporation for a loan under Part VIB of the National Housing Act for the construction of a sanitary sewer on Dundas Street East from Dixie Road to Wharton Way.

CARRIED

Moved by: Frank J. McKechnie #121
Seconded by: R. K. McMillan

THAT application be made to Central Mortgage & Housing Corporation for a loan under Part VIB of The National Housing Act, for the construction of a sanitary sewer in Ridgewood Village (Etude Drive)Malton pumping station.

CARRIED

There being no further business before the chair, a motion for adjournment was made at 5:30 p.m.

REEVE

CLERK

Cooksville, Ontario,
June 10, 1964.

A special meeting of the Toronto Township Council was held in the Committee Room on Wednesday, June 10th, commencing at 5:30 p.m. with the following members present: Acting-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present: Messrs. W. J. Anderson, M. D. Henderson, G. Lummiss, Henry E. Stewart and D. J. Williams.

ITEMS CONSIDERED

File 116-63 - Crestview Cemetery - Consideration was given to a memorandum of Agreement to amend the agreement for the operation of Crestview Cemetery.

A By-law to execute an Agreement between Douglas K. King, Harvey E. Creber and The Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4810.

The meeting adjourned at 5:35 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA

JUNE 10; 1964

441. FILE PROJECT 13-64 - Lornewood Drainage Improvements

442. FILE 61-60 - School Attendance Officer

443. FILE T-12522 - E. Muursepp

444. FILE T-14915 - Applewood Dundas Limited
FILE T-15788 - Rice Construction (Mildmay Acres)
FILE T-15534 - John F. McLennan
FILE T-15861 - Glen Gordon Acres

445. FILE 120-64 - Drainage General (Lorne Park Shopping Centre)

446. FILE OZ 11-63 - Olmin Developments ~~Jan 13/64 to file~~ delete

447. FILE T-15628 - Burnhamdale Woods

448. FILE 316-60 - C.P.R. Crossings (Given Road)

449. FILE 24-64 - Welfare Department General (Committee on Welfare)

450. FILE PROJECT 34-64 - Etobicoke Valley Sanitary Trunk Collector Sewer Phase I

451. FILE 3-64 - Assessment General (Convention Report)

452. FILE PROJECT 29-63 - Storm Sewer, Oneida Crescent

453. FILE 105-60 - Meadowvale Botanical Gardens

454. FILE 33-64 - Capital Budget

455. FILE 116-63 - Crestview Cemetery

456. FILE 47-64 General - Traffic Safety Council (Report)

457. FILE 38-64 - Street Names Committee

458. FILE 11-64 - Parks General (Coram Crescent)

459. FILE 113-63 - Hydro Electric Power Commission of Ontario (Reclamation of Land, Lakeview Generating Station)

460. FILE PROJECT 30-64 - Extention & Alteration of Engineering and Works Department Building

461. FILE PROJECT 35-64 - Dixie Road Sanitary Trunk Sewer, Dundas Street to Proposed Bloor Street

462. FILE PROJECT 19-64 - Sidewalk Construction 1964

463. FILE 252-62 - Extension of Lakeview Water Pollution Control Plant

464. FILE 22-64 - Tenders General (Tenders for a Grader)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JUNE 10, 1964.

THOSE PRESENT: Deputy-Reeve C. M. Murray, Councillors Jenkins, McKechnie, Pickell, McMillan and Vignale

STAFF PRESENT: M. D. Henderson, W. J. Anderson and H. Stewart

REPORT NUMBER 23

ITEMS CONSIDERED:

441. 'FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#140)

At Council's meeting on May 11, 1964, a letter and a petition were received from residents in the Streambank Drive area expressing opposition to the proposed storm sewer in the area. It was decided that the petition should be represented at the General Committee meeting on May 20, 1964. It was not possible to have this matter dealt with on May 20 because of other deputations and it was not possible to deal with the matter on May 27 because Mr. Krawchuk was absent. Since the first petition was presented, a further petition regarding the same area and the improvements required in the area, was submitted to the Reeve's office on May 10, 1964. The Committee was advised that Mr. David A. Miller is representing this petition. Copies of both petitions were before the Committee and Mr. Krawchuk, Mr. Miller, Mr. Rowe and the Township Engineer attended the meeting. The main concern of the residents was that the scheme proposed by the Township would remove the stream at the rear of their property. They suggested that consideration be given to constructing a scheme that would handle the anticipated storm water and leave the stream as it is. Mr. Anderson was of the

opinion that the two were interrelated to such an extent that this would not be possible unless an expensive system of pumping is installed to lift water from the storm sewer into the stream bed. Mr. Henderson referred to the possibility of flooding in the backyards if the increase run off from the north is directed down the existing stream bed and since the residents in the area depend on septic tanks, any flooding in the backyards could be dangerous. One of the residents suggested that the stream is presently fed from springs in the area and there may be sufficient water in the springs to keep the stream running if the storm water from the north were piped down through the area. It was suggested to the residents that if a pipe were put in, that it would likely drain the springs and stop the flow of water in the stream bed. However, this point could be investigated by the Township Engineer.

RECOMMENDATION: That further consideration by the General Committee of this item be deferred until the Township Engineer has had an opportunity to investigate the springs in the area and give further consideration to the project and report to the General Committee on June 26, 1964.

442. FILE 61-60 - SCHOOL ATTENDANCE OFFICER (#425)

At the Committee meeting on May 27 it was decided to invite Mr. Treanor to this meeting. Mr Treanor attended and advised the Committee that he was interested in continuing his work as school attendance officer for the Separate School Boards in the Township requiring this service. He informed the Committee that before the amalgamation of School Area #1 and South Peel Board of Education, he had approximately twelve hundred public school students and nine hundred Roman Catholic School students. Since amalgamation, this total has been reduced by approximately twelve hundred students.

RECOMMENDATION: That the Township's Chief Administrative Officer meet with Mr. Treanor to discuss an appropriate salary for the position and submit a recommendation to the next General Committee meeting.

443. FILE T-12522 - E. Muursepp (#429)

At the Committee meeting on May 27 consideration was given to the above proposed plan of subdivision in relation to the adjoining lands owned by Mr. Cresta. When the recommendation from that meeting went before Council, Mr. and Mrs. Cresta and their Solicitor, Mr. Blenkarn as well as Mr. Muursepp and Mr. Harmer attended Council's meeting. It was decided at Council that the matter should be referred back to the General Committee for further consideration. The following persons attended: Mr. and Mrs. Cresta, and their Solicitor, Mr. Blenkarn, Mr. Muursepp and Mr. Harmer and the Township Engineer. Mr. Anderson went over the history of consideration given to this subdivision and the drainage improvements required in the area. Mr. Blenkarn suggested that another look be taken at the area encompassing the Muursepp lands and the Cresta lands to determine whether or not a road pattern could be worked out whereby more lots could be created. Mr. Muursepp advised the Committee that his client was not interested, at the present time, in negotiating the acquisition of any of the Cresta lands. However, he would leave a 66' access to the property providing he did not have to construct it. Mr. Anderson then suggested to the Committee that if the access to the Cresta lands was given by Mr. Muursepp that the Township would have to pay the cost of the drainage improvements across the Cresta lands until Mr. Cresta decided to develop his land at which time, Mr. Cresta would be required to pay his share of the drainage improvements and develop the road, which would probably cost in the neighbourhood of $14,000.00.

RECOMMENDATION: That the Muursepp plan be referred back to the Planning Board staff for further consideration to determine whether or not it is possible to design a plan of subdivision for the Muursepp and Cresta lands assuming that the two owners can agree on a method of development.

444. FILE T-14915 - APPLEWOOD DUNDAS LIMITED (#196))
FILE T-15788 - RICE CONSTRUCTION (MILDMAY ACRES) (#378)) #80
FILE T-15534 - JOHN F. McLENNAN (#341))
FILE T-15861 - GLEN GORDON ACRES (#80))

The following persons represented the above subdivisions at the meeting: T-14915, Mr. Harold Shipp and Mr. Lloyd Gunby; T-15788, Mr. Max Rice, Mr. Gordon Kleinfeldt and Mr. Bill Lawrence; T-15534, Mr. McLennan, Senior and Mr. McLennan Jr. The following staff members were present: W. J. Anderson, Township Engineer; B. Fleming, Manager Township Hydro and Mr. D. Voyce, Township Hydro. The purpose of the meeting was to discuss the type of hydro installation in the North Dixie area. The Committee was advised that all of the low subdivisions have had a recommendation of draft approval subject to certain conditions forwarded to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs. It was decided at the Committee meeting on May 27, 1964, that the subdividers should be invited to the Committee meeting on June 10 to consider the method of hydro installation to their developments. It was the understanding of the Committee at an earlier date, that three of the subdivisions were intending to use underground wiring and one of the developments was planning to use an overhead installation. However, it was apparent from those present that unless other arrangements could be made with the Hydro that all of the subdividers would be using an overhead installation. Subdividers suggested that the Township considered the method of installing underground hydro systems used by Brampton where there are no additional charges over the cost of an overhead system but

The Commission includes in its policy a minimum residential mill.

RECOMMENDATION: The Committee made no recommendation on this item.

445. FILE 120-64 - DRAINAGE GENERAL (LORNE PARK SHOPPING CENTRE) - Mr. Weaver and Mr. Ellis, owners of the Lorne Park Shopping Centre, attended the Committee's meeting to discuss a problem they have encountered regarding storm drainage. Township Engineer was also present. Mr. Weaver pointed out to the Committee that the Township road allowance across the front of the shopping centre presently drains unto the parking lot and this water and the water from the parking lot drains down through the properties to the south-east. He suggested that the Township supply an outlet for the surface water from the road allowance and the parking lot, possibly down Albertson Crescent. His proposal was that the Township bare the cost of the outlet and the shopping centre bare the cost of the improvements on the shopping centre property. Township Engineer explained to the Committee that this proposal would mean switching watersheds and it could cause problems on lands such as those owned by Orsini. He suggested that if any improvements are made at this location that the water should continue to flow in the natural watercourse.

RECOMMENDATION: That the Township Engineer contact the owners of property where the drainage should be corrected and advise them of the problem and that the Engineering Department will design the improvements required and supervise the project if they can agree on a method of paying for the work.

446. FILE OZ 11-63 - OLMIN DEVELOPMENTS

Committee was advised that this proposed development is located west of Camilla Road on the North Service Road. The Township's Chief Administrative Officer advised the Committee that some difficulty had been encountered since Mr. Rotenberg of Olmin Developments had agreed that within six months of the zoning being approved he would supply the

Municipality with a satisfactory agreement regarding the development and he is now negotiating the sale of the land and an acceptable agreement has not been submitted to the office. According to the approaches that have been made to various offices in the Municipality, the proposed owners do not intend to proceed on the basis of the approved scheme.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That appropriate action be taken at Council's next meeting to change the lands which were zoned RM7D3 in By-law 4370 back to R1:

2. That the Development Department be requested to withhold the issuance of any Building Permits on the lands in question until authorization to issue is given by Council.

3. That Mr. Rotenberg be advised of this recommendation so that he may appear at Council's meeting on June 25th.

447. FILE T-15628 - BURNHAMDALE WOODS -

The Planning Director attended the Committee's meeting to advise that he had received information from the Department of Municipal Affairs that the above proposed plan of subdivision had received draft approval from the Minister's office subject to certain conditions. Mr. Williams pointed out that he was concerned about one of the conditions in particular regarding the school sites on the plan and, in his opinion, it should be clarified by the Department. The condition reads as follows: "That satisfactory arrangements be concluded with the South Peel Board of Education for a school site within the plan in so far as size, shape and location is concerned." A brief discussion took place regarding this condition and whether or not the Municipality should now consider the amending Zoning By-law for the property.

RECOMMENDATION: That the Minister of Municipal Affairs be requested to give clarification on the condition regarding school sites in the conditions of draft approval on proposed plan of subdivision T-15628.

448. FILE 316-60 - C.P.R. CROSSINGS (GIVEN ROAD) -

Committee considered a report dated May 28, 1964, a copy of which is contained in the above file regarding consideration previously given on the subject of closing Given Road at the C.P.R. right-of-way. The report informed the Committee that the C.P.R. Real Estate Division contacted the Township again and expressed interest in having Given Road closed. Mr. Hodgins, Manager of the Real Estate Department, suggested that it may be possible to obtain a subsidy from the Board of Transport Commissioners in the amount of 80 per cent towards the construction of a road north of the railroad tracks to provide access to the properties which would lose access through the closing of Given Road. The subsidy would be in lieu of subsidy payable for the improvement of the approached grades to the crossing if Given Road is not closed. In the current proposal by the railroad, they have tentatively offered to seed a strip of land 33 feet in width to the Municipality and sell to us an additional strip 33 feet in width at the rate of $2,500. per acre in order to accommodate this road. They also suggested that if the Township is able to obtain a 33 foot strip from the adjacent owner from the north, it would then not be necessary to purchase any lands from them. In 1961, the Engineering Department reported that the cost of construction of this road along with the necessary improvements to the radial line would amount to a total of $22,000.

RECOMMENDATION: That the Township Engineer be authorized to negotiate with the Canadian Pacific Railway and the Department of Transport for

the closing of Given Road in accordance with the proposal outlined in the Township Engineer's report dated May 28, 1964.

449. FILE 21-64 - WELFARE DEPARTMENT GENERAL (COMMITTEE ON WELFARE)(2398)

A report from the Committee on Welfare and Safety of Buildings meeting held on June 2, 1964, was before the Committee for its consideration. A copy of the report is contained in the above file.

RECOMMENDATION: That the information contained in the report from the meeting dated June 2, 1964, of the Committee on Welfare and Safety of Buildings be received and filed.

450. FILE PROJECT 34-64 - ETOBICOKE VALLEY SANITARY TRUNK COLLECTOR SEWER PHASE I

Committee considered a report from the Township Engineer dated May 28, 1964, a copy of which is contained in the above file, regarding the first phase of the Etobicoke Valley Trunk Collector Sewer. The total estimated cost of the project is $40,000.00. It was pointed out to the Committee that this sewer would service lands in the north Dixie area and the need for it is dependant upon the development of the McLennan and Rice Subdivisions. The report recommended that the Corporation undertake the work according to Section 379 152 of the Municipal Act.

RECOMMENDATION: That the Township Engineer's report dated May 28, 1964, on the Etobicoke Valley Trunk Collector Sewer Phase I be adopted subject to satisfactory financial agreements being negotiated with the developers whose subdivisions will be serviced by this sewer.

451. FILE 3-64 - ASSESSMENT GENERAL (CONVENTION REPORT) -

A copy of a letter dated May 25, 1964, from the Assessment Commissioner and attachments referred to in the letter of [illegible] greetings from the Mayor of the City of London to the Institute of Municipal Assessors and the address by the Honourable J. T. Spooner to the same Convention was

before the Committee for its information. Copies of this material are contained in the above file.

RECOMMENDATION: That the information from the Assessment Commissioner be received and filed.

452. FILE PROJECT 29-63 - STORM SEWER, ONEIDA CRESCENT (#356) - Committee considered a letter from the Township Engineer regarding the history of the Oneida Crescent Storm Sewer project. The contractor requested a $2,500.00 extra, primarily to cover increased cost in labour, trucking and material. Mr. Anderson pointed out that he has reviewed these costs and they are realistic.

RECOMMENDATION: That Council approve the payment of $2,500.00 to Harrison Construction on the completion of the Oneida Crescent Storm Sewer project to cover the cost differentials between the time of the award of this contract and the actual time of construction.

453. FILE 105-60 - MEADOWVALE BOTANICAL GARDENS (#390) - At the Committee's meeting on May 20, 1964, and Council's meeting on May 25, 1964, it was decided that a decision regarding the tax exempt status of the Meadowvale Botanical Gardens would be left pending a meeting between the Assessment Commissioner and Mr. Ross and a further report and recommendation from Mr. Madgett. His report dated June 5, 1964, on this matter was before the Committee. A copy of it is contained in the above file.

RECOMMENDATION: That the full mill rate be applied to $4,570.00 assessment on the buildings and $10,250.00 assessment be declared exempt.

454. FILE 37-64 - CAPITAL BUDGET (#401) - The Committee considered a report dated May 22, 1964, re sanitary trunk collector sewers 1964 capital works programme. A copy of this report is contained in the above file. The report set out the following projects:

1. Ridgewood Village trunk sewer. 2. Cooksville trunk sewer, Orano Avenue. 3. Dundas Street sewer, Dixie Road to Wharton Way. 4. Dixie Road trunk sewer, Dundas Street to Bloor Street. 5. Etobicoke Valley Trunk Phase I. 6. Etobicoke Valley Trunk Phase II.

Mr. Anderson pointed out in his report that according to information received from Central Mortgage and Housing Corporation, the six projects appear to be eligible for financing under Part 6B of the National Housing Act.

RECOMMENDATION: That the Clerk be authorized to commence immediately with the required negotiations for securing the loans for the projects set out in the Township Engineer's report dated May 28, 1964.

455. FILE 116-63 - CRESTVIEW CEMETERY (#316) -

The Committee was advised the original agreement for the Crestview Cemetery did not provide for the entire ownership of Crestview to be used as a cemetery. Therefore, it was necessary to have an amending agreement which will provide for the use of 92.883 acres more or less to be established as a cemetery at this time, provided that the area initially developed for cemetery use is 25.1 acres. The entire ownership is described in Schedule A to the amending agreement and the 25 acre parcel is described as Schedule B of the original agreement. The Committee was advised of these problems at its meeting on Monday, June 8, 1964, when it was decided that the agreement would be checked and placed before the Committee on June 10, 1964.

RECOMMENDATION: That a by-law be presented to Council on June 10, 1964, authorizing the amending agreement between Crestview Cemetery and the Township of Toronto. [illegible] The by-law was passed by Council at the special meeting on June 10, 1964.

456. FILE 47464 GENERAL - TRAFFIC SAFETY COUNCIL (REPORT) (#313) -

A report from the Traffic Safety Council meeting held May 20, 1964, was before the Committee for its consideration and information. The Committee was advised that items 40, 41, 42, 47, 48 and 50 required the Committee's consideration and all other items were for the Committee's information. During the consideration of this land, the Committee considered whether or not the amount of money budgeted for sidewalks and walkways should be increased during the coming years.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the items in the report from the Traffic Safety Council meeting held May 20, 1964, requiring the General Committee and Council's consideration, be adopted by Council and further, that the information contained in all other items on the same report be received and filed.

2. That the 1964 Council recommend to the 1965 Council that consideration be given to budgeting for a larger allocation for sidewalks and walkways.

457. FILE 38-64 - STREET NAMES COMMITTEE (#143) -

A copy of a report from the Street Names Committee dated February 13, 1964, was before the Committee. It was pointed out that this report was previously before the Committee when it was decided to defer it. Since that time, a map was prepared to assist the Committee in its consideration of the recommendations from the Street Names Committee.

RECOMMENDATION: That this item be deferred until General Committee's next meeting.

458. FILE 11-64 - PARKS GENERAL (CORAM CRESCENT) -

Committee considered a copy of a letter dated June 1, 1964 from the Deputy Director of Property for the Ontario Hydro in which he has advised. The lease is presently being prepared by our Legal Department. However,

there are no objections to your Corporation commencing work on this park project subject, of course, to the terms and conditions contained in the aforementioned letter." A copy of the March 11, 1964, letter setting out the terms of the lease was also before the Committee.

RECOMMENDATION: That the Township of Toronto Parks Department be authorized to proceed with the work on the lands which will be leased by the Township from the Ontario Hydro immediately east of Coram Crescent. This is in accordance with the letter received from the Deputy Director of Property for the Ontario Hydro dated June 5, 1964.

459. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION OF ONTARIO (RECLAMATION OF LAND, LAKEVIEW GENERATING STATION) -

At a recent General Committee meeting, a request by the Hydro for the transfer of a water lot from the Township to the Hydro, was considered. It was decided that it should be deferred for a report from the Township Staff regarding the effect of this transfer of land on the possibility of constructing a municipal marina. The Township Engineer advised the Committee that the transfer of this property will have no effect on the possible construction of the marina. A copy of the Hydro's letter dated April 22, 1964, was put before the Committee again for its consideration.

RECOMMENDATION: That an appraisal be obtained from the Property Agent of the value of the parcel of land shown on the drawing #203-10107 having an area of 4.82 acres for the Committee's consideration at its next meeting.

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RECOMMENDATION: That the alterations and extension to the Engineering and Works Building be proceeded with in accordance with the Township Engineer's report dated May 21, 1964.

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The Committee considered a local improvement report for the proposed sanitary trunk sewer on Dixie Road from Dundas Street to proposed Bloor Street.

RECOMMENDATION: That the Township Engineer's report dated June 4, 1964, on the Dixie Road Sanitary Trunk Sewer be adopted subject to satisfactory financial agreements being negotiated with the developers whose sub-divisions will be serviced by this sewer.

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Committee considered reports on the following:

1. A report regarding the construction of sidewalks for 1964;
2. The following local improvement reports:
   (a) a concrete sidewalk on Mississauga Road from Atoka Drive to CNR;
   (b) a concrete sidewalk on the South Service Road of the C.E. Way from Haig Boulevard to Park Royale Boulevard;
   (c) a concrete sidewalk on the South Service Road from Northmount Avenue to Cawthra Road;
   (d) a concrete sidewalk on Mineola Gardens and Atwater Avenue.
3. A report on the construction of a concrete sidewalk on Upper Middle Road from Rosemary Drive to Stavebank Road.

RECOMMENDATION: That the reports from the Township Engineer for the construction of sidewalks in 1964 as set out above be adopted and further that the Township Engineer prepare a report for the construction of a

concrete sidewalk on Paisley Boulevard for the consideration and approval by Council at its next meeting.

463. FILE 252-62 - EXTENSION OF LAKEVIEW WATER POLLUTION CONTROL PLANT - Committee considered a report from the Township Engineer dated June 5, 1964, regarding the extension to the Lakeview Water Pollution Control Plant. At the present time the existing plant is up to its designed capacity of five million gallons a day. It is, therefore, necessary to proceed with arrangements to provide for an extension at an early date. The report pointed out that the five million gallon per day extension should be constructed and this was originally estimated to cost $1,100,000.00. Because of reasons pointed out in the Township Engineer's report, the estimate is now $1,675,000.00. He suggested that this cost be shared on the same basis as the original plant; 30% for the Township of Toronto and 70% for Metropolitan Toronto. However, under the basis of this and the other agreement, the actual total allotted capacity to the Township will be three million gallons of which provision must be made for the accommodation of sewage flow from Port Credit and seven million gallon capacity would be available for Metropolitan Toronto.

RECOMMENDATION: That the Township Engineer's report dated June 5, 1964, re extention to the Lakeview Water Pollution Control Plant be adopted.

464. FILE 22-64 - TENDERS GENERAL (TENDERS FOR A GRADER) - The Committee was advised that tenders had been received for a grader and they could be opened at the Committee's meeting. A request was made by representatives of Caterpillar of Canada Limited that they be given an opportunity to speak to the Committee regarding a machine offered for sale by that Company in its tender. The Committee agreed that the representatives could speak prior to the opening of the tenders.

After the representatives of Caterpillar of Canada Limited left the meeting, the tenders were opened.

RECOMMENDATION: That the tenders opened at the General Committee meeting on June 10, 1964, for the grader be referred to the Township Engineer for consideration and a recommendation to Council's meeting on June 25, 1964.

The meeting adjourned at 5:30 p.m.

ACTING REEVE

CHAIRMAN

GENERAL COMMITTEE AGENDA

JUNE 10; 1964

441. FILE PROJECT 13-64 - Lornewood Drainage Improvements

442. FILE 61-60 - School Attendance Officer

443. FILE T-12522 - E. Muursepp

444. FILE T-14915 - Applewood Dundas Limited
FILE T-15788 - Rice Construction (Mildmay Acres)
FILE T-15534 - John F. McLennan
FILE T-15861 - Glen Gordon Acres

445. FILE 120-64 - Drainage General (Lorne Park Shopping Centre)

446. FILE OZ 11-63 - Olmin Developments ~~Jan 13/65 to file~~ delete

447. FILE T-15628 - Burnhamdale Woods

448. FILE 316-60 - C.P.R. Crossings (Given Road)

449. FILE 24-64 - Welfare Department General (Committee on Welfare)

450. FILE PROJECT 34-64 - Etobicoke Valley Sanitary Trunk Collector Sewer Phase I

451. FILE 3-64 - Assessment General (Convention Report)

452. FILE PROJECT 29-63 - Storm Sewer, Oneida Crescent

453. FILE 105-60 - Meadowvale Botanical Gardens

454. FILE 33-64 - Capital Budget

455. FILE 116-63 - Crestview Cemetery

456. FILE 47-64 General - Traffic Safety Council (Report)

457. FILE 38-64 - Street Names Committee

458. FILE 11-64 - Parks General (Coram Crescent)

459. FILE 113-63 - Hydro Electric Power Commission of Ontario (Reclamation of Land, Lakeview Generating Station)

460. FILE PROJECT 30-64 - Extention & Alteration of Engineering and Works Department Building

461. FILE PROJECT 35-64 - Dixie Road Sanitary Trunk Sewer, Dundas Street to Proposed Bloor Street

462. FILE PROJECT 19-64 - Sidewalk Construction 1964

463. FILE 252-62 - Extension of Lakeview Water Pollution Control Plant

464. FILE 22-64 - Tenders General (Tenders for a Grader)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JUNE 10, 1964.

THOSE PRESENT: Deputy-Reeve C. M. Murray, Councillors Jenkins, McKechnie, Pickell, McMillan and Vignale

STAFF PRESENT: M. D. Henderson, W. J. Anderson and H. Stewart

REPORT NUMBER 23

ITEMS CONSIDERED:

441. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#140)

At Council's meeting on May 11, 1964, a letter and a petition were received from residents in the Streambank Drive area expressing opposition to the proposed storm sewer in the area. It was decided that the petition should be represented at the General Committee meeting on May 20, 1964. It was not possible to have this matter dealt with on May 20 because of other deputations and it was not possible to deal with the matter on May 27 because Mr. Krawchuk was absent. Since the first petition was presented, a further petition regarding the same area and the improvements required in the area, was submitted to the Reeve's office on May 10, 1964. The Committee was advised that Mr. David A. Miller is representing this petition. Copies of both petitions were before the Committee and Mr. Krawchuk, Mr. Miller, Mr. Rowe and the Township Engineer attended the meeting. The main concern of the residents was that the scheme proposed by the Township would remove the stream at the rear of their property. They suggested that consideration be given to constructing a scheme that would handle the anticipated storm water and leave the stream as it is. Mr. Anderson was of the

opinion that the two were interrelated to such an extent that this would not be possible unless an expensive system of pumping is installed to lift water from the storm sewer into the stream bed. Mr. Henderson referred to the possibility of flooding in the backyards if the increase run off from the north is directed down the existing stream bed and since the residents in the area depend on septic tanks, any flooding in the backyards could be dangerous. One of the residents suggested that the stream is presently fed from springs in the area and there may be sufficient water in the springs to keep the stream running if the storm water from the north were piped down through the area. It was suggested to the residents that if a pipe were put in, that it would likely drain the springs and stop the flow of water in the stream bed. However, this point could be investigated by the Township Engineer.

RECOMMENDATION: That further consideration by the General Committee of this item be deferred until the Township Engineer has had an opportunity to investigate the springs in the area and give further consideration to the project and report to the General Committee on June 26, 1964.

442. FILE 61-60 - SCHOOL ATTENDANCE OFFICER (#425)

At the Committee meeting on May 27 it was decided to invite Mr. Treanor to this meeting. Mr Treanor attended and advised the Committee that he was interested in continuing his work as school attendance officer for the Separate School Boards in the Township requiring this service. He informed the Committee that before the amalgamation of School Area #1 and South Peel Board of Education, he had approximately twelve hundred public school students and nine hundred Roman Catholic School students. Since amalgamation, this total has been reduced by approximately twelve hundred students.

RECOMMENDATION: That the Township's Chief Administrative Officer meet with Mr. Treanor to discuss an appropriate salary for the position and submit a recommendation to the next General Committee meeting.

443. FILE T-12522 - E. Muursepp (#429)

At the Committee meeting on May 27 consideration was given to the above proposed plan of subdivision in relation to the adjoining lands owned by Mr. Cresta. When the recommendation from that meeting went before Council, Mr. and Mrs. Cresta and their Solicitor, Mr. Blenkarn as well as Mr. Muursepp and Mr. Harmer attended Council's meeting. It was decided at Council that the matter should be referred back to the General Committee for further consideration. The following persons attended: Mr. and Mrs. Cresta, and their Solicitor, Mr. Blenkarn, Mr. Muursepp and Mr. Harmer and the Township Engineer. Mr. Anderson w nt over the history of consideration given to this subdivision and the drainage improvements required in the area. Mr. Blenkarn suggested that another look be taken at the area encompassing the Muursepp lands and the Cresta lands to determine whether or not a road pattern could be worked out whereby more lots could be created. Mr. Muursepp advised the Committee that his client was not interested, at the present time, in negotiating the acquisition of any of the Cresta lands. However, he would leave a 66' access to the property providing he did not have to construct it. Mr. Anderson then suggested to the Committee that if the access to the Cresta lands was given by Mr. Muursepp that the Township would have to pay the cost of the drainage improvements across the Cresta lands until Mr. Cresta decided to develop his land at which time, Mr. Cresta would be required to pay his share of the drainage improvements and develop the road, which would probably cost in the neighbourhood of $14,000.00.

RECOMMENDATION: That the Muursepp plan be referred back to the Planning Board staff for further consideration to determine whether or not it is possible to design a plan of subdivision for the Muursepp and Cresta lands assuming that the two owners can agree on a method of development.

444. FILE T-14915 - APPLEWOOD DUNDAS LIMITED (#196))
FILE T-15788 - RICE CONSTRUCTION (MILDMAY ACRES) (#378)) #80
FILE T-15534 - JOHN F. McLENNAN (#341))
FILE T-15861 - GLEN GORDON ACRES (#80))

The following persons represented the above subdivisions at the meeting: T-14915, Mr. Harold Shipp and Mr. Lloyd Gunby; T-15788, Mr. Max Rice, Mr. Gordon Kleinfeldt and Mr. Bill Lawrence; T-15534, Mr. McLennan, Senior and Mr. McLennan Jr. The following staff members were present: W. J. Anderson, Township Engineer; B. Fleming, Manager Township Hydro and Mr. D. Voyce, Township Hydro. The purpose of the meeting was to discuss the type of hydro installation in the North Dixie area. The Committee was advised that all of the low subdivisions have had a recommendation of draft approval subject to certain conditions forwarded to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs. It was decided at the Committee meeting on May 27, 1964, that the subdividers should be invited to the Committee meeting on June 10 to consider the method of hydro installation to their developments. It was the understanding of the Committee at an earlier date, that three of the subdivisions were intending to use underground wiring and one of the developments was planning to use an overhead installation. However, it was apparent from those present that unless other arrangements could be made with the Hydro that all of the subdividers would be using an overhead installation. Subdividers suggested that the Township considered the method of installing underground hydro systems used by Brampton where there are no additional charges over the cost of an overhead system but

the Commission includes in its policy a minimum residential bill.

RECOMMENDATION: The Committee made no recommendation on this item.

445. FILE 120-64 - DRAINAGE GENERAL (LORNE PARK SHOPPING CENTRE) - Mr. Weaver and Mr. Ellis, owners of the Lorne Park Shopping Centre, attended the Committee's meeting to discuss a problem they have encountered regarding storm drainage. Township Engineer was also present. Mr. Weaver pointed out to the Committee that the Township road allowance across the front of the shopping centre presently drains unto the parking lot and this water and the water from the parking lot drains down through the properties to the south-east. He suggested that the Township supply an outlet for the surface water from the road allowance and the parking lot, possibly down Albertson Crescent. His proposal was that the Township bare the cost of the outlet and the shopping centre bare the cost of the improvements on the shopping centre property. Township Engineer explained to the Committee that this proposal would mean switching watersheds and it could cause problems on lands such as those owned by Orsini. He suggested that if any improvements are made at this location that the water should continue to flow in the natural watercourse.

RECOMMENDATION: That the Township Engineer contact the owners of property where the drainage should be corrected and advise them of the problem and that the Engineering Department will design the improvements required and supervise the project if they can agree on a method of paying for the work.

446. FILE OZ 11-63 - OLMIN DEVELOPMENTS

Committee was advised that this proposed development is located west of Camilla Road on the North Service Road. The Township's Chief Administrative Officer advised the Committee that some difficulty had been encountered since Mr. Rotenberg, of Olmin Developments, had agreed that within six months of the zoning being approved he would supply the

Municipality with a satisfactory agreement regarding the development and he is now negotiating the sale of the land and an acceptable agreement has not been submitted to the office. According to the approaches that have been made to various offices in the Municipality, the proposed owners do not intend to proceed on the basis of the approved scheme.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That appropriate action be taken at Council's next meeting to change the lands which were zoned RM7D3 in By-law 4370 back to R1;

2. That the Development Department be requested to withhold the issuance of any Building Permits on the lands in question until authorization to issue is given by Council.

3. That Mr. Rotenberg be advised of this recommendation so that he may appear at Council's meeting on June 25th.

447. FILE T-15628 - BURNHAMDALE WOODS -

The Planning Director attended the Committee's meeting to advise that he had received information from the Department of Municipal Affairs that the above proposed plan of subdivision had received draft approval from the Minister's office subject to certain conditions. Mr. Williams pointed out that he was concerned about one of the conditions in particular regarding the school sites on the plan and, in his opinion, it should be clarified by the Department. The condition reads as follows: "That satisfactory arrangements be concluded with the South Peel Board of Education for a school site within the plan in so far as size, shape and location is concerned." A brief discussion took place regarding this condition and whether or not the Municipality should now consider the amending Zoning By-law for this property.

RECOMMENDATION: That the Minister of Municipal Affairs be requested to give clarification on the condition regarding school sites in the conditions of draft approval on proposed plan of subdivision T-15628.

448. FILE 316-60 - C.P.R. CROSSINGS (GIVEN ROAD) -

Committee considered a report dated May 28, 1964, a copy of which is contained in the above file regarding consideration previously given on the subject of closing Given Road at the C.P.R. right-of-way. The report informed the Committee that the C.P.R. Real Estate Division contacted the Township again and expressed interest in having Given Road closed. Mr. Hodgins, Manager of the Real Estate Department, suggested that it may be possible to obtain a subsidy from the Board of Transport Commissioners in the amount of 80 per cent towards the construction of a road north of the railroad tracks to provide access to the properties which would lose access through the closing of Given Road. The subsidy would be in lieu of subsidy payable for the improvement of the approached grades to the crossing if Given Road is not closed. In the current proposal by the railroad, they have tentatively offered to seed a strip of land 33 feet in width to the Municipality and sell to us an additional strip 33 feet in width at the rate of $2,500. per acre in order to accommodate this road. They also suggested that if the Township is able to obtain a 33 foot strip from the adjacent owner from the north, it would then not be necessary to purchase any lands from them. In 1961, the Engineering Department reported that the cost of construction of this road along with the necessary improvements to the radial line would amount to a total of $22,000.

RECOMMENDATION: That the Township Engineer be authorized to negotiate with the Canadian Pacific Railway and the Department of Transport for

the closing of Given Road in accordance with the proposal outlined in the Township Engineer's report dated May 28, 1964.

449. FILE 24-64 - WELFARE DEPARTMENT GENERAL (COMMITTEE ON WELFARE)(#338)

A report from the Committee on Welfare and Safety of Buildings meeting held on June 2, 1964, was before the Committee for its consideration. A copy of the report is contained in the above file.

RECOMMENDATION: That the information contained in the report from the meeting dated June 2, 1964, of the Committee on Welfare and Safety of Buildings be received and filed.

450. FILE PROJECT 34-64 - ETOBICOKE VALLEY SANITARY TRUNK COLLECTOR SEWER PHASE I -

Committee considered a report from the Township Engineer dated May 28, 1964, a copy of which is contained in the above file, regarding the first phase of the Etobicoke Valley Trunk Collector Sewer. The total estimated cost of the project is $40,000.00. It was pointed out to the Committee that this sewer would service lands in the north Dixie area and the need for it is dependant upon the development of the McLennan and Rice Subdivisions. The report recommended that the Corporation undertake the work according to Section 379 152 of the Municipal Act.

RECOMMENDATION: That the Township Engineer's report dated May 28, 1964, on the Etobicoke Valley Trunk Collector Sewer Phase I be adopted subject to satisfactory financial agreements being negotiated with the developers whose subdivisions will be serviced by this sewer.

451. FILE 3-64 - ASSESSMENT GENERAL (CONVENTION REPORT) -

A copy of a letter dated May 25, 1964, from the Assessment Commissioner and attachments referred to in his letter, namely, the greetings from the Mayor of the City of London to the Institute of Municipal Assessors and the address by the Honourable J. W. Spooner to the same Convention was

efore the Committee for its information. Copies of this material are contained in the above file.

RECOMMENDATION: That the information from the Assessment Commissioner be received and filed.

45. FILE PROJECT 29-63 - STORM SEWER, ONEIDA CRESCENT (#356) - Committee considered a letter from the Township Engineer regarding the history of the Oneida Crescent Storm Sewer project. The contractor requested a $2,500.00 extra, primarily to cover increased cost in labour, trucking and material. Mr. Anderson pointed out that he has reviewed these costs and they are realistic.

RECOMMENDATION: That Council approve the payment of $2,500.00 to Harrison Construction on the completion of the Oneida Crescent Storm Sewer project to cover the cost differentials between the time of the award of this contract and the actual time of construction.

453. FILE 105-60 - MEADOWVALE BOTANICAL GARDENS (#390) - At the Committee's meeting on May 20, 1964, and Council's meeting on May 25, 1964, it was decided that a decision regarding the tax exempt status of the Meadowvale Botanical Gardens would be left pending a meeting between the Assessment Commissioner and Mr. Ross and a further report and recommendation from Mr. Madgett. His report dated June 5, 1964, on this matter was before the Committee. A copy of it is contained in the above file.

RECOMMENDATION: That the full mill rate be applied to $4,570.00 assessment on the buildings and $10,250.00 assessment be declared exempt.

454. FILE 33-64 - CAPITAL BUDGET (#401) - The Committee considered a report dated May 28, 1964, re sanitary trunk collector sewers 1964 capital works programme. A copy of this report is contained in the above file. The report set out the following projects:

. Ridgewood Village trunk sewer. 2. Cooksville trunk sewer, Orano Avenue. 3. Dundas Street sewer, Dixie Road to Wharton Way. 4. Dixie Road trunk sewer, Dundas Street to Bloor Street. 5. Etobicoke Valley Trunk Phase I. 6. Etobicoke Valley Trunk Phase II.

Mr. Anderson pointed out in his report that according to information received from Central Mortgage and Housing Corporation, the six projects appear to be eligible for financing under Part 6B of the National Housing Act.

RECOMMENDATION: That the Clerk be authorized to commence immediately with the required negotiations for securing the loans for the projects set out in the Township Engineer's report dated May 28, 1964.

455. FILE 116-63 - CRESTVIEW CEMETERY (#316) -

The Committee was advised the original agreement for the Crestview Cemetery did not provide for the entire ownership of Crestview to be used as a cemetery. Therefore, it was necessary to have an amending agreement which will provide for the use of 92.883 acres more or less to be established as a cemetery at this time, provided that the area initially developed for cemetery use is 25.1 acres. The entire ownership is described in Schedule A to the amending agreement and the 25 acre parcel is described as Schedule B of the original agreement. The Committee was advised of these problems at its meeting on Monday, June 8, 1964, when it was decided that the agreement would be checked and placed before the Committee on June 10, 1964.

RECOMMENDATION: That a by-law be presented to Council on June 10, 1964, authorizing the amending agreement between Crestview Cemetery and the Township of Toronto. NOTE: The by-law was passed by Council at the special meeting on June 10, 1964.

456. FILE 47-64 GENERAL - TRAFFIC SAFETY COUNCIL (REPORT) (#313) -
A report from the Traffic Safety Council meeting held May 20, 1964, was before the Committee for its consideration and information. The Committee was advised that items 40, 41, 42, 47, 48 and 50 required the Committee's consideration and all other items were for the Committee's information. During the consideration of this land, the Committee considered whether or not the amount of money budgeted for sidewalks and walkways should be increased during the coming years.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the items in the report from the Traffic Safety Council meeting held May 20, 1964, requiring the General Committee and Council's consideration, be adopted by Council and further, that the information contained in all other items on the same report be received and filed.

2. That the 1964 Council recommend to the 1965 Council that consideration be given to budgeting for a larger allocation for sidewalks and walkways.

457. FILE 38-64 - STREET NAMES COMMITTEE (#143) -
A copy of a report from the Street Names Committee dated February 13, 1964, was before the Committee. It was pointed out that this report was previously before the Committee when it was decided to defer it. Since that time, a map was prepared to assist the Committee in its consideration of the recommendations from the Street Names Committee.

RECOMMENDATION: That this item be deferred until General Committee's next meeting.

458. FILE 11-64 - PARKS GENERAL (CORAM CRESCENT) -
Committee considered a copy of a letter dated June 5, 1964 from the Deputy Director of Property for the Ontario Hydro in which he has advised, the lease is presently being prepared by our Legal Department, however,

there are no objections to your Corporation commencing work on this park project subject, of course, to the terms and conditions contained in the aforementioned letter." A copy of the March 11, 1964, letter setting out the terms of the lease was also before the Committee.

RECOMMENDATION: That the Township of Toronto Parks Department be authorized to proceed with the work on the lands which will be leased by the Township from the Ontario Hydro immediately east of Coram Crescent. This is in accordance with the letter received from the Deputy Director of Property for the Ontario Hydro dated June 5, 1964.

459. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION OF ONTARIO (RECLAMATION OF LAND, LAKEVIEW GENERATING STATION) -

At a recent General Committee meeting, a request by the Hydro for the transfer of a water lot from the Township to the Hydro, was considered. It was decided that it should be deferred for a report from the Township Staff regarding the effect of this transfer of land on the possibility of constructing a municipal marina. The Township Engineer advised the Committee that the transfer of this property will have no effect on the possible construction of the marina. A copy of the Hydro's letter dated April 22, 1964, was put before the Committee again for its consideration.

RECOMMENDATION: That an appraisal be obtained from the Property Agent of the value of the parcel of land shown on the drawing #203-10107 having an area of 4.82 acres for the Committee's consideration at its next meeting.

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to the Engineering and Works Building. It was decided that the Engineer should give further consideration to the possiblity of constructing a separate building for the engineering staff. Mr. Andersons' further report dated June 5, 1964, was before the Committee. Copies of both Mr. Anderson's reports are contained in the above file.

RECOMMENDATION: That the alterations and extension to the Engineering and Works Building be proceeded with in accordance with the Township Engineer's report dated May 21, 1964.

461. FILE PROJECT 35-64 - DIXIE ROAD SANITARY TRUNK SEWER, DUNDAS STREET TO PROPOSED BLOOR STREET -

The Committee considered a local improvement report for the proposed sanitary trunk sewer on Dixie Road from Dundas Street to proposed Bloor Street.

RECOMMENDATION: That the Township Engineer's report dated June 4, 1964, on the Dixie Road Sanitary Trunk Sewer be adopted subject to satisfactory financial agreements being negotiated with the developers whose sub-divisions will be serviced by this sewer.

462. FILE PROJECT 19-64 - SIDEWALK CONSTRUCTION 1964 (#166) -

Committee considered reports on the following:

1. A report regarding the construction of sidewalks for 1964;
2. The following local improvement reports:
   (a) a concrete sidewalk on Mississauga Road from Atoka Drive to CNR;
   (b) a concrete sidewalk on the South Service Road of the C.E. Way from Haig Boulevard to Park Royale Boulevard;
   (c) a concrete sidewalk on the South Service Road from Northmount Avenue to Cawthra Road;
   (d) a concrete sidewalk on Mineola Gardens and Atwater Avenue.
3. A report on the construction of a concrete sidewalk on Upper Middle Road from Rosemary Drive to Stavebank Road.

RECOMMENDATION: That the reports from the Township Engineer for the construction of sidewalks in 1964 as set out above be adopted and further, that the Township Engineer prepare a report for the construction of a

concrete sidewalk on Paisley Boulevard for the consideration and approval by Council at its next meeting.

463. FILE 252-62 - EXTENSION OF LAKEVIEW WATER POLLUTION CONTROL PLANT - Committee considered a report from the Township Engineer dated June 5, 1964, regarding the extension to the Lakeview Water Pollution Control Plant. At the present time the existing plant is up to its designed capacity of five million gallons a day. It is, therefore, necessary to proceed with arrangements to provide for an extension at an early date. The report pointed out that the five million gallon per day extension should be constructed and this was originally estimated to cost $1,100,000.00. Because of reasons pointed out in the Township Engineer's report, the estimate is now $1,675,000.00. He suggested that this cost be shared on the same basis as the original plant; 30% for the Township of Toronto and 70% for Metropolitan Toronto. However, under the basis of this and the other agreement, the actual total allotted capacity to the Township will be three million gallons of which provision must be made for the accommodation of sewage flow from Port Credit and seven million gallon capacity would be available for Metropolitan Toronto.

RECOMMENDATION: That the Township Engineer's report dated June 5, 1964, re extention to the Lakeview Water Pollution Control Plant be adopted.

464. FILE 22-64 - TENDERS GENERAL (TENDERS FOR A GRADER) - The Committee was advised that tenders had been received for a grader and they could be opened at the Committee's meeting. A request was made by representatives of Caterpillar of Canada Limited that they be given an opportunity to speak to the Committee regarding a machine offered for sale by that Company in its tender. The Committee agreed that the representatives could speak prior to the opening of the tenders.

After the representatives of Caterpillar of Canada Limited left the meeting, the tenders were opened.

Carried

RECOMMENDATION: That the tenders opened at the General Committee meeting on June 10, 1964, for the grader be referred to the Township Engineer for consideration and a recommendation to Council's meeting on June 25, 1964.

The meeting adjourned at 5:30 p.m.

ACTING REEVE

CHAIRMAN

Cooksville, Ontario,
June 25, 1964.

The regular meeting of the Toronto Township Council was held in the Council Chambers on June 25th, 1964, commencing at 1:30 p.m. The following members of Council were present: Acting Reeve C. M. Murray in the Chair; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. Searle. Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer and K. MacDiarmid, Township Solicitor, and D. J. Williams Planning Director.

Minutes of meetings held on June 8th and June 10th, 1964, were adopted as read.

DEPUTATIONS

RE: OZ-32-63 - BURNHAMDALE WOODS

Mr. D. Fraser, representing S. B. McLaughlin Associates, appeared before Council to request that by-law #4709 be given third ,and final reading and forwarded to The Ontario Municipal Board to implement the Official Plan with respect to the lands affected by this by-law. He stated that his client would then be prepared to withdraw objections to the other by-laws presently before the Board. Correspondence between the Planning Board and the Minister was read and some discussion ensued with respect to the powers of The Board of Education in negotiating for school sites. The following motion was moved by F. J. McKechnie and seconded by C. D. Jenkins:

> "That the by-law be presented for third reading, with the necessary amendment to the schedule."

Carried

RE: OZ-11-63 - OLMIN DEVELOPMENTS - (PROPOSED BY-LAW TO REZONE THIS LAND TO R1)

Acting Reeve Murray pointed out that Council was concerned that the prospective purchaser of the Olmin Holdings has expressed his intention of constructing apartment buildings on this land whereas Olmin Developments had given a written undertaking to the Township that the development would be comprised of maisonettes. Mr. Williams, Planning Director, stated that the zoning for this development (RM7D3) was approved by the Minister on August 1, 1963. He read the undertaking which was given to the Township by Mr. Rotenberg, President of Olmin Developments, which was dated May 16, 1963.

Mr. Mayzel who was recently engaged to represent Olmin Developments, stated that he had no knowledge of this undertaking but had merely been informed of the agreement relative to landscaping and set backs. He asked that he be afforded time to discuss this with his client before proceeding with the discussion. To grant Mr. Mayzel's request, Council voted to recess at 2:40 p.m. and the meeting reconvened at 3:15 p.m., at which time Mr. Mayzel asked that the matter be deferred until the next meeting of Council so that he may have an opportunity to go into the matter thoroughly with the solicitor for the prospective purchaser. Speaking for the present owner of the property, Mr. Mayzel stated that they were prepared to comply with all the conditions set forth in the letter of May 16, 1963.

Mr. Goldenberg, representing the prospective purchaser, Mr. Fastaglio, stated that his client intends to construct apartments - not maisonettes. He also stated that they have no intention of proceeding with the sale if they cannot agree with the Council. He went on to say that while he and the purchaser knew there had been some negotiations and that the vendor had contemplated building maisonettes, they were not aware until today, of the undertaking of May 16, 1963. Mr. Goldenberg assured Councillor Vignale that no application would be made for a building permit until Council has made its decision.

Councillor Jenkins stated that Council has a responsibility to the residents in the area who would be affected by this development and pointed out that further public meetings would have to be held if the original proposal was not adhered to.

Mr. Lofthouse, Second Mortgagee of this property, stated that a change in the zoning of this property from multiple family to single residential zoning would greatly affect the value of the land and could very well be very detrimental to his interest in the property. He stated that he wished to make known that he is in complete agreement with the proposal for maisonette development as originally agreed upon.

The Township Solicitor stated that he had been advised by two of the Township Planning Staff that two representatives of the purchaser came to the planners and discussed their intention to buy and that the contents of the letter were gone over step by step and word by word with them, and they proceeded to make their offer.

Mr. Goldenberg also requested that this matter be deferred until the next Council meeting to allow himself and the solicitor for Olmin Developments to clarify all points at issue.

Mr. J. Plaus, stated that there appeared to be some misunderstanding and explained that Mr. Pestaglio did not see the letter prior to the signing of the offer and that the first time he saw it was in the Planning Board's office after he signed his offer.

This matter was dealt with in the General Committee Report at which time the recommendation as written in item #446 was adopted by a recorded vote showing all members present in favour thereof - 7-0.

COMMUNICATIONS

Report from the Township Engineer recommending construction of a concrete sidewalk on Paisley Boulevard. This matter was dealt with by resolution.

Recommendation from the Township Engineer re purchase of one-way reversible snow plow. This matter was dealt with by resolution.

The Public Utilities Commission, Township of Toronto - letter advising that the matter of water rates would be considered by the Commission after the third quarter financial statement has been obtained. This matter was referred to General Committee.

Building Report for the month of May, 1964, with totals to the end of May and comparative figures for the same period in 1963. Information to be noted and received.

The Hydro-Electric Commission, Township of Toronto - Notification of the date of joint meeting between the Hydro Commission and members of Council - July 15, 1964, at 6:00 p.m. in the Commission's Board Room. Date of meeting to be noted by Councillors.

Phillips & Phillips, Barristers & Solicitors - Letter advising that ~~his~~ their clients, Mr. & Mrs. Gill, intend to look to the Corporation for all damages sustained by them as a result of the negligence of the Corporation of the Township of Toronto in creating a hazardous intersection in frontoof their property. This letter was referred to General Committee for consideration.

Department of Highways - Letter in reply to the Clerk's letter of May 20, 1964. Since there appears to have been some misunderstanding in connection with the road signs on No. 2 Highway in the Clarkson Area, the Clerk was requested to write again in an effort to have the Clarkson Area properly designated.

A. J. Flynn, 1617 Tarn Road - Letter requesting that the area allocated for a future playground should be levelled now when there is equipment in the area. It would then be in condition for use for a rink this coming winter. This letter was referred to General Committee for consideration.

Liquor Control Board of Ontario - Letter advising that the Township's request for a Liquor Control Board Store in Malton could not be granted at this time and would be given further consideration at a later date. Letter to be received and filed and a copy sent to the Malton Ratepayers' Association, to the Trustees of Malton Police Village and to The Honourable W. G. Davis, for his comments.

Department of Highways of Ontario - Letter advising that the wording on all signs leading to the airport is to be "Toronto Airport". Letter to be referred to General Committee.

Township of Toronto Planning Board - copy of letter from the Planning Director to Department of Municipal Affairs re Burnhamdale Woods, and copy of letter received in reply.

COMMITTEE REPORTS

On motion by Councillor Jenkins Council moved into Committee for presentation of Committee Reports; Councillor McMillan in the Chair.

GENERAL COMMITTEE REPORT DATED JUNE 10th, 1964

RE: ITEM #446 - FILE OZ-11-63 - OLMIN DEVELOPMENTS - A recorded vote was requested on the recommendation for this item, with the following results:

Those in favour of the recommendation	Those opposed
Councillor Vignale	
Councillor Harrison	Nil
Councillor Jenkins	
Acting-Reeve Murray	
Councillor McMillan	CARRIED - 7-0
Councillor McKechnie	Absent - 2
Councillor Searle	

The report was adopted as presented and a copy of same is attached to these minutes.

UNFINISHED BUSINESS

RE: WALKWAYS - Councillor Harrison referred to a walkway being constructed on Indian Road south side, from Lorne Park Road to Birchview Drive, and asked if some form of binder might be applied to cover the loose gravel so that the stones would not be scattered over lawns. This matter was referred to the Township Engineer for a possible solution.

Councillor Harrison also stated that the construction of walkways created a certain drainage problem in some areas and that some concern is felt by residents. Councillor Harrison also asked that consideration be given to advising residents by mail of proposed local improvement construction so that they may be familiar with all phases of these projects. He made a motion that the Township Engineer be asked to prepare a report for General Committee on such a procedure.

RE: LETTER FROM MR. PRICE, APPLEWOOD HEIGHTS - Councillor Jenkins reported that he had met with Mr. Price and that the complaints outlined in his letter had been satisfactorily disposed of and that Mr. Price was now quite satisfied with the action that had been taken.

RE: RESOLUTION PRESENTED TO THE MAYORS & REEVES CONVENTION BY TOWNSHIP OF TORONTO

Councillor Jenkins reported that this resolution had been well received and that Acting Reeve Murray was to be commended for the very fine manner in which he made the presentation.

BY-LAWS

A By-law to accept Grant of Easement (Endel Laanemets and Stephen and Mary H. Hymus, Pt. Lots 3 and 4, R.P. 709) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4811.

A By-law to amend By-law Number 1735 (Subdivision control re Plans 708, 709, 710, 711 and 712) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4812.

A By-law to repeal By-law No. 4783 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4813.

A By-law re establishment of gravel pits within the Township of Toronto, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto , and numbered 4814.

A By-law to authorize execution of an agreement for the construction of a sanitary sewer, Township of Toronto (Renzetti Construction for sanitary sewer on easement off Stanfield Road) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4816.

By-law #4330, being a by-law to authorize the construction of a watermain and to define areas of immediate benefit and to establish rates therein, was read a third time, finally passed, signed by the Acting Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $36,000.00 pending the issue and sale of debentures (for watermain outlined in By-law #4330) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4817.

By-law #4770 being a by-law to authorize the construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $107,500.00 (Trotwood-Kenmuir-Orano Area) was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $107,500.00 pending the issue and sale of debentures (for project contained in By-law #4770) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered #4818.

A By-law to accept a Deed of Land (one foot reserve Agnew Road, R.P. 712) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4819.

A By-law to repeal By-law Number 4370 being a by-law to amend by-law number 2813, was read a first and second times and numbered 4823.

A By-law to accept a Grant of Easement (Pt. Lot 29, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4820.

A By-law to establish certain lands as Municipal Highway (part of Agnew Road) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4821.

A By-law to accept Deeds of Land and Grants of Easement (One foot reserves, walkways, parklands and easements) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4822.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (part of Cliff Road) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4824.

A By-law to stop up part of Mavis Road was read a first and second times and numbered 4825.

By-law 4709 being a by-law to amend By-law 2813 (Burnhamdale Woods) was read a third time, finally passed, signed by the Acting-Reeve and the Clerk, and the Corporate Seal attached thereto.

RECORDED VOTE ON BY-LAW 4709

Those in favour of the by-law	Those opposed to the by-law
Councillor Vignale	
Councillor Harrison	
Acting-Reeve Murray	Councillor Jenkins
Councillor McMillan	Councillor Searle
Councillor McKechnie	

CARRIED - 5-2
Absent - 2

OTHER BUSINESS

RE QUEENSWAY EXTENSION

Councillor Searle reported that the following telegram had been received by Mr. Wm. Allan, Chairman of Metropolitan Toronto Planning Board, from Reeve R. W. Speck in Brussels:

> "Toronto Township will extend the Queensway in the near future at its present planned location. Please speak for me at Metro Planning Board."

Apparently this telegram created considerable misunderstanding since no provision has been made for funds to finance this project. Councillor Searle requested that a letter be sent to Mr. Wm. Allan and to Mr. Eli Comay, Secretary of Metro Planning Board, re-submitting the motion passed by Council on November 18, 1963, and advising them that no change has been made.

RE: DEPARTMENT OF TRANSPORT SIGN AT DIXIE ROAD & BRITANNIA - Councillor McKechnie reported that this sign obstructs the view of oncoming traffic and asked that the Township Police comment on this, and that the County of Peel also be requested for their comments.

MOTIONS

Moved by: R. K. McMillan #122
Seconded by: Frank J. McKechnie

AND RESOLVED that General Committee Report dated June 10, 1964, be adopted as presented.

CARRIED

Moved by: R. K. McMillan #123
Seconded by: Frank J. McKechnie

AND RESOLVED that the tender of Dominion Road Machinery Company, for the supply of one Champion Motor Grader D-562, in the total tender amount of $15,656.00 be accepted.

CARRIED

Moved by: C. D. Jenkins #124
Seconded by: R. K. Harrison

AND RESOLVED that the tender of Wheel and Brake be accepted in the amount of $1,090.12 for the purchase of one only reversing, one-way snow plow.

CARRIED

Moved by: R. A. Searle #125
Seconded by: Victor Vignale

AND RESOLVED that the Local Improvement Report dated June 2, 1964, for the construction of a concrete sidewalk (P.N. 14-64) on the South Service Road of the Queen Elizabeth Way from Haig Boulevard to Park Royale Boulevard be adopted and, further, that the Township Engineer be authorized to make application to the Department of Highways for subsidy on this project.

CARRIED

Moved by: C. D. Jenkins #126
Seconded by: R. K. Harrison

AND RESOLVED that the contract for construction of sanitary outfall sewer from the Dalewood subdivision to existing sewage pumping station be awarded to the low bidder, Dagmar Construction Limited, at a price of $62,614.60, subject to the following conditions being met:

(a) Acquisition of all necessary easements;

(b) Approval of the Central Mortgage & Housing Corporation;

(c) Receipt of security from Mr. S. Black re the payments to be made under this contract.

CARRIED

Moved by: R. K. Harrison #127
Seconded by: C. D. Jenkins

AND RESOLVED that the Local Improvement Report dated June 2, 1964 for the construction of a concrete sidewalk (P.N. 14-64) on Mississauga Road from Atoka Drive to the C.N.R. overpass be adopted and, further thatthe Township Engineer be authorized to make application to the Department of Highways for subsidy for this project.

CARRIED

Moved by: Frank J. McKechnie #128
Seconded by: Ronald A. Searle

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct as a local improvement, the following sanitary sewers together with the necessary private drain connections pursuant to the provisions of The Local Improvement Act:

(a) 10" diameter sanitary sewer on Palgrave Road from Lot 31, R.P. B-25 to Fairview Road;

(b) 10" diameter sanitary sewer on Fairview Road from Palgrave Road to Highway #10;

(c) 10" diameter sanitary sewer on Joan Drive from Hanson Road to northerly end;

(d) 10" diameter sanitary sewer on Elm Drive from Lot 17, R.P. 376 to Hwy. #10;

(e) 10" diameter sanitary sewer on Hanson Road from Joan Drive to easterly limit of R.P. 433;

(f) 10" diameter sanitary sewer on easement along Block A, R.P. 494 from Hanson Road to C.P.R. right-of-way;

(g) 10" diameter sanitary sewer on easement along C.P.R. right-of-way from easterly limit Block A, R.P. 494 to Highway #10;

(h) 10" diameter sanitary sewer on Highway #10 along C.P.R. from easterly limit Inst. #75929 Pt. to 38' easterly;

(i) 15" diameter sanitary sewer on Highway #10 west side from north side C.P.R. right-of-way to existing sewer south C.P.R. right-of-way;

(j) 10" diameter sanitary sewer on Highway #10 from North limit C.P.R. to Lot 9, R.P. 376;

(k) 15" diameter sanitary sewer on Highway #10 crossing at C.P.R. northerly limit from west side #10 Highway to East side of #10 Highway;

The total cost of the work is $210,000.00 of which the Eastern Sewer Area's share is $104,218.00. The owners' cost of the sanitary sewers is $75,632.00. The owners' cost of 201 residential private drain connections is $30,150.00. The estimated cost per foot frontage is $4.00. The special annual rate per foot frontage is $0.3487. The special annual rate for each residential private drain connection is $13.08. The special assessment is to be made over a period of 20 years.

THEREFORE BE IT RESOLVED that the report of W. J. Anderson, Township Engineer, dated the 14th day of May, 1964, be adopted and the Clerk be authorized to advertise the Council's intention to undertake the said work under the provisions of the Local Improvement Act.

CARRIED

Moved by: C. D. Jenkins #129
Seconded by: R. K. Harrison

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct as a local improvement, the following sanitary sewers together with necessary private drain connections pursuant to the provisions of The Local Improvement Act, and Township of Toronto Act, 1959;

(a) a 33" diameter sanitary sewer on easement along Easterly side of Cooksville Creek over Lot 20, R.P. E-19, Pt. Lot 15, Con. 1, S.D.S. and Lots 22 & 23, Plan Toronto 12 from King Street to Dundas Street East;

(b) a 24" diameter sanitary sewer on Dundas Street (North Side) from Littlejohn Lane to Jaguar Valley Drive;

(c) 18" diameter sanitary sewer on Dundas Street (North Side) from Jaguar Valley Drive to Opposite Shepard Avenue.

The total cost of the work is $117,500.00 of which the Eastern Sewer Area's share is $38,280.00. The owners' cost of the sanitary sewers is $1,672.00. The owners' cost of 4 residential private drain connections and 1 commercial private drain connection is $800.00. The estimated cost per foot frontage is $4.00. The special

annual rate per foot frontage is $0.3487. The special annual rate for each residential private drain connection is $13.08 and $17.44 for each commercial private drain connection. The remainder of the cost of the said works being the Corporation's share thereof estimated to be $76,748.00 shall be levied and collected according to the provisions of the Township of Toronto Act, 1959. The special assessment is to be made over a period of 20 years.

CARRIED

Moved by: C. D. Jenkins #130
Seconded by: R. K. Harrison

AND RESOLVED that the report of W. J. Anderson, Township Engineer, dated June 15, 1964 for the construction of a 5 foot concrete sidewalk on the north side of Paisley Boulevard from #10 Highway to Lancelot Crescent, be adopted.

CARRIED

Moved by: R. A. Searle #131
Seconded by: Victor Vignale

AND RESOLVED that the proposed plan of subdivision of Clifton Gardens Developments Limited, located in part Lot 13, Concession 1, South of Dundas Street, be declared premature as recommended by the Planning Board on June 23, 1964.

CARRIED

Moved by: R. A. Searle #132
Seconded by: C. D. Jenkins

THAT THE Chairman of the Metropolitan Planning Board be sent a copy of the previous recommendation of Council's decision concerning the Queensway Extension in the Township of Toronto and further, that he be advised that the Township's decision has not changed; and further, that a copy be sent to Wm. Allen, Chairman of the Metropolitan Council.

CARRIED

Moved by: R. K. Harrison #133
Seconded by: R. K. McMillan

AND RESOLVED that the Reeve and the Clerk be authorized to sign Canadian National Railways Plan SD 3642A revised to April 24, 1964, re automatic signal protection at Mileage 16.09, Oakville subdivision, Clarkson Road crossing.

CARRIED

Moved by: Ronald A. Searle #134
Seconded by Frank J. McKechnie

RESOLVED that the contract for prefabricated sewage pumping station, North Sheridan Way, P. N. 33-64A, be awarded to Canadian Locomotive Company, for their low bid of $10,877.00.

CARRIED

FORTH COMING MEETINGS

June 25 - 7:30 p.m. - Council meeting to be resumed

June 26 - 9:30 a.m. - General Committee

July 13 - 1:30 p.m. - Council meeting

July 15 - 9:30 a.m. - General Committee

July 15 - 6:00 p.m. - joint meeting with Hydro Commission

A motion for recess was made at 5:30 p.m. with the meeting to reconvene at 7:30 p.m.

- -

The evening session of Council commenced at 7:35 with the following members present: Acting Reeve C. M. Murray, Councillors R. Searle, C. D. Jenkins, V. Vignale and C. Pickell and R. K. Harrison. Staff present: Mr. D. J. Williams, Director of Planning.

DEPUTATIONS:

RE: OZ-15-64 - PALMWOOD CONSTRUCTION

This is an application requesting a change of the Zoning By-law from "R4" and "RM7D4" to "RM7D5" to permit apartment development on lands located at the south-west corner of Fergus Avenue and St. James Avenue, approximately 300' north of Highway #2. Mr. Williams, Director of Planning, outlined the property under consideration and surrounding properties on a map. The Planning Board at its meeting recommended to Council that this application be approved subject to the proposal satisfying the requirements of the Township Engineer and that any access to the site be gained from Fergus Avenue only.

Mr. T. Whale, 1258 St. Marys Avenue objected to the proposed change because it would create additional traffic in the area which would be hazardous forthe

children going to and from school. He was also of the opinion that the construction of apartments would devaluate the surrounding properties.

Councillor Pickell questioned whether or not the Parks Department and the School Board were considering the purchase of additional land in this area and he was informed by Mr. Williams that this was true.

Mr. Howson, 1078 Fergus Avenue, expressed his concern regarding the additional traffic in the area and the fact that the sidewalks in this area were not sufficient.

Mrs. C. Jones, 1254 St. Marys Avenue, objected to the proposed rezoning to "RM7D5" instead of keeping with the previous zoning of "RM7D4". She felt that a "lower" zoning should be used as the property under consideration abuts single family dwellings. She stated that the existing apartment building was an asset to the area but that if the proposed apartment building was higher than the existing one, the residences would lose all the privacy they now have.

Mr. Williams stated that he was of the opinion that the proposed building was similar to the one already there. He also pointed out to Mrs. Jones that "RM7D4" or "RM7D5" does not affect the height of the building.

The question of density was discussed and Mr. Williams informed Council that "RM7D5" zoning would create a density of 70 to 75 suites and "RM7D4" would create a density of approximately 50 to 55 suites. He also assured the persons present that the matter of sidewalks would be covered in an Engineering Agreement to be submitted to the Municipality by the developer.

Mr. Reingold, solicitor for the applicant, pointed out that the proposed building would be in line with the existing building. He stated that if the property was zoned "RM7D4" it would be economically unfeasible for his client to erect an apartment building on that particular parcel of land.

Mrs. Jones again expressed her opposition to a zoning of "RM7D5".

Acting Reeve Murray informed Mrs. Jones that a site plan submitted to the Municipality could keep the height of the building down.

Mr. Williams stated that this whole area was considered in the Shorefront Study and at the time the Study was considered, no objections were received. He also explained that the School Board was expanding their present site, keeping in

mind, the future density of the entire area.

Councillor Jenkins asked Mr. Williams what the result would be if the density of the area would be increased and Mr. Williams informed him that the expenditures of the Municipality would rise accordingly as more facilities would be required.

Mr. Buck, owner of the lot which is under option by the applicant, was in favour of a rezoning to "RM7D4" but was opposed to a rezoning to "RM7D5".

Mr. McGuaig, architect for the applicant, stated that the proposed building could not be constructed on a larger area because it would not comply with the zoning by-law which requires a minimum area of landscaping surrounding the building.

Councillor Jenkins moved for a recess at 9:05 p.m. and the meeting reconvened at 9:15 p.m. when the above matter was dealt with by resolution.

RE: REGISTERED PLAN 692 - ROGERSWOOD ESTATES

Mr. Gill, a resident on Lorne Park Road, again appeared before Council with regard to the acquisition of his land for a road leading into the Rogerswood Subdivision. He stated that he would like to go on record that this was the 14th time he was appearing before Council on the same matter. His solicitor advised him that he had received a letter from the Township which set out that if Mr. Gill did not agree to sell that portion of his property required for the road, that it would be expropriated. Mr. Gill advised that he was not against the Rogerswood Development but that he was against the method and the means used by Council in dealing with this matter. He informed Council that he had refused the final offer of the Municipality simply because of the way that this has been handled. He asked Council how, under the circumstances, the Municipality could expropriate. He stated that coercion was used by Council in dealing with this matter.

Acting Reeve Murray explained to Mr. Gill that a Municipality has the power to expropriate for any municipal purpose, be it roads, sewers, etc.

In answer to a query from Mr. Gill, Councillor Jenkins advised him that at the last General Committee meeting, the recommendation from the Township Engineer was adopted.

Mr. Gill again requested Council to consider moving the proposed road to the north.

Mr. Portman, another resident of the area who attended the General Committee meeting, asked why he had not received notification of the decision and he was advised by the Clerk that this was forthcoming as soon as Mr. Wilkinson, the Property Agent, and the Solicitor have completed their work.

Mr. Harrow, a resident of Lorne Park Road expressed concern about the widening of Lorne Park Road and was advised by Councillor Harrison that Council has no intentions of widening this road. Mr. Harrow was also concerned about losing the oak trees in the area when the widening takes place.

Mr. Brown, a resident of the area, was assured by Council that every avenue had been explored with respect to this road during the last 18 months.

Mrs. Gill then spoke to Council and stated that the plans submitted by the developer were not according to the road that is going through.

Councillor Searle moved that this matter be referred to the General Committee meeting of July 15, 1964, when all parties interested will be invited to attend.

BY-LAWS

By-law 4823, being a by-law to repeal By-law Number 4370, being a by-law to amend By-law Number 2813 (Olmin Developments - OZ-11-63) was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to amend By-law Number 2813 (OZ-11-63) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4826.

MOTIONS

Moved by: R. A. Searle #135
Seconded by: C. Pickell

AND RESOLVED that application OZ-15-64, Palmwood Construction, Lot 16, 17 and 18, Registered Plan H-23, south-west corner of St. James Avenue and Fergus Avenue, "R4" and "RM7D4" to "RM7D4" be approved, subject to the filing of a satisfactory site plan being submitted by the applicant; said site plan to be incorporated in

a zoning amendment by-law; the proposal satisfying the requirements of the Township Engineer; said requirements to be outlined in detail in an Engineering Agreement and that access to the site be gained from Fergus Avenue only.

CARRIED.

With no further business before the Chair, the meeting adjourned at 10:17 p.m.

ACTING REEVE

CLERK

GENERAL COMMITTEE AGENDA

JUNE 26, 1964

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465. FILE T-15851 - United Lands Corporation Limited

466. FILE 97-63 - Police Agreement

467. FILE 161-61 - Application to Incorporate, Police Village of Malton

468. FILE T-10501 - Second Revision, Baltic Construction

469. FILE 128-61 - West Credit Area Development

470. FILE 95-63 - Obara Lots, Malton

471. FILE 278-60 - Renaming of Toronto International Airport, Malton

472. FILE 208-60 - Trailers, Township of Toronto

473. FILE 13-64 - Planning Board General (Remuneration for Board Members)

474. FILE 96-61 - Historical Museum

475. FILE 11-64 - Parks General (Parks Purchase Report)

476. FILE 118-62 - Development of Flaman Lands

477. FILE OZ 11-63- Olmin Developments

478. FILE 8-64 - Complaints

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JUNE 26, 1964.

THOSE PRESENT: Acting-Reeve C. M. Murray, Councillors Vignale, Jenkins, Searle, McKechnie, McMillan, Harrison and Pickell

STAFF PRESENT: M. D. Henderson and H. Stewart

REPORT NUMBER 24

465. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#370)

This proposed plan of subdivision is located south of Dundas Highway. The Planning Board considered the development at its meeting on Tuesday, June 23, 1964, and a copy of the Planning Board's recommendation and consolidated report was attached to the Committee's agenda. Mr. Finch and Mr. Strachan represented United Lands at this meeting. Mr. Finch read a report entitled "The Progress of United Lands Corporation Limited in Toronto Township". A copy of this report is contained in the above file. Mr. Henderson advised the Committee that a further report on the United Lands Development is being prepared by the staff and would have been ready for this meeting except that additional details are required. Mr. Finch requested that draft approval be recommended for this plan subject to the conditions as recommended by the Planning Board and that consideration be given at a later date to a revised agreement for the development.

RECOMMENDATION: That the request for a recommendation of draft approval subject to certain conditions on proposed plan of subdivision T-15851 United Lands Corporation Limited be deferred until the staff report on United Lands Developments is submitted.

466. FILE 97-63 - POLICE AGREEMENT (#193)

The Committee considered a copy of a letter dated June 10, 1964, from the Secretary of the Township of Toronto Police Association. This letter requested, "That the Council of the Township of Toronto meet with the representatives of the Association in an attempt to amend the existing agreement - and that such meeting be convened forthwith". It was pointed out to the Committee that at its meeting on May 20, 1964, a similar request was considered from the Fire Fighters Association and the following recommendation was sent to Council, "That the International Association of Fire Fighters, Local 1212 be advised that the General Committee of Council will meet with them to hear their presentation." This recommendation was defeated at Council.

RECOMMENDATION: That the following request, "That the Council of the Township of Toronto meet with the representatives of the Association in an attempt to amend the existing agreement - and that such meeting be convened forthwith" from the Secretary of the Township of Toronto Police Association be refused.

467. FILE 161-61 - APPLICATION TO INCORPORATE, POLICE VILLAGE OF MALTON (#419)

At the Committee's meeting on May 27, 1964, the following items were attached to the agenda:

1. A statement of defence by the Metropolitan Toronto Planning Board in the matter of an application by the trustees of the Police Village of Malton to incorporate;

2. A statement of defence by the Corporation of the Township of Toronto in the same matter;

3. A statement of claim by the Board of Trustees of the Police Village of Malton in the same matter.

It was decided at that meeting that further consideration of the statements of defence and statement of claim be deferred to give the members of the Committee an opportunity to study the information.

RECOMMENDATION: That the information contained in the statement of defence and the statement of claim regarding the application by the trustees of the Police Village of Malton to incorporate be received and filed for the present time and presented to Council again at such time as any action is taken by any level of government.

467. FILE 4-64 - BOARD OF EDUCATION, TOWNSHIP OF TORONTO

The Committee considered a copy of a letter dated June 15, 1964, from the Business Administrator regarding swimming pools in secondary schools. The letter suggested that a meeting be convened to consider a policy regarding swimming pools in secondary schools and that representatives of the Council, Board of Education and the Recreation Committee attend.

RECOMMENDATION: That a letter be sent to the Business Administrator for the Board of Education outlining the budget situation for 1964 and suggesting that enlight of this information, he ask his Board to reconsider the need for the suggested meeting.

468. FILE T-10501 - SECOND REVISION, BALTIC CONSTRUCTION

This proposed plan of subdivision is located south of the proposed Queensway Extension on the east side of Dixie Road. It has approximately 24 lots and is zoned "R4". The Planning Board considered this request at its meeting on June 9, 1964, when it decided to recommend that the Planning Board's report be adopted and that Council consider, clearly indicating future highway right-of-way for the Queensway Extension either by signs or by any other suitable method, in advance of home construction. A copy of the Board's report was attached to the agenda.

RECOMMENDATION: That the Planning Board's report dated June 9, 1964, on proposed plan of subdivision T-10501 - Second Revision, Baltic Construction be adopted and further that the future highway right-of-way for the Queensway Extension be indicated by signs to be erected by the Municipality.

469. FILE 228-61 - WEST CREDIT AREA DEVELOPMENT (#346)

A copy of a letter dated May 29, 1964, from Robt. W. MacCaulay regarding a proposed development by Erin Mills was before the Committee for its consideration. Mr. MacCaulay's letter is contained in the above file. He pointed out that he could not consider using a similar agreement to that executed by Highbury Developments because his Company's proposal is the development of 350 acres of industrial land only whereas Highbury's agreement includes residential development.

RECOMMENDATION: That Mr. MacCaulay be advised that his letter has been considered by the General Committee and it has been decided to invite the principals of Erin Mills to meet with the General Committee to discuss their proposal for the development of the 350 acres of industrial land referred to in his letter dated May 29, 1964.

470. FILE 95-63 - OBARA LOTS, MALTON (#205)

At the Committee's meeting on March 25, 1964, the following recommendation was made with regard to the Obara lots in Malton: "That no further action be taken by the Township of Toronto with regard to the Obara lots in Malton until Mr. Obara submits to the Township, his statement of claim for damages caused by the Municipality." In a letter dated June 9, 1964, Mr. Obara stated, "My claim of damages on my 4 lots are Ten Thousand Five Hundred Dollars ($10,500.00). I would appreciate it very much if you would do something about this problem. It is a shame for the Town of Cooksville to take and use private property without the owner's permission or even acknowledging him of what you are doing".

RECOMMENDATION: That the Property Agent and the Solicitor for the Township be requested to meet with Mr. Obara and discuss a settlement and report back to the General Committee.

471. FILE 278-60 - RENAMING OF TORONTO INTERNATIONAL AIRPORT, MALTON (#168)

The Committee was advised that the Department of Highways has been contacted regarding the directional signs for the Toronto International Airport at Malton and in a letter dated June 3, 1964, Mr. Fraser, District Engineer, stated, "The wording on the Department signs has been exhaustively considered and we have been advised that the final wording will be as now posted, 'Toronto Airport'. If the Township wishes to make further representations in respect of the wording on these signs, we suggest that these be directed to Mr. W. Gidell, Director of Planning".

RECOMMENDATION: That the Clerk be authorized to write to Mr. Bruce Beer, M.P. and ask him to find out if there has been a change in the name Toronto International Airport, Malton and if so, would he have the Minister of Transport advise the Municipality of the change and why it was made without notification to the Township of Toronto.

472. FILE 208-60 - TRAILERS, TOWNSHIP OF TORONTO (#287)

Committee considered a report from the License Inspector regarding a request by Cedar Grove Trailer Park for provisions in the by-law to license travel trailers separate from the more permanent type of trailer. The report suggested that a separate area be set aside for travel trailers in accordance with the regulations laid down by the legislation governing tourist establishments and that a license fee of one dollar per space per month be charged.

RECOMMENDATION: That the report from the License Inspector dated June 22, 1964, re provisions to license travel trailers separate from the more permanent type of trailer be adopted.

473. FILE 13-64 - PLANNING BOARD GENERAL (REMUNERATION FOR BOARD MEMBERS)

Committee considered the subject of remuneration for Planning board members.

RECOMMENDATION: That the members for the Planning Board and the Committee of Adjustment for the Township of Toronto be paid at the per diem rate of $20.00.

474. FILE 96-61 - HISTORICAL MUSEUM (#147)

In the grants approved for 1964, $1,500.00 was given to the Historical House. Mrs. Fix attended the Committee's meeting and requested additional assistance. She advised the Committee that the tenders for plastering the house are higher than anticipated and it will probably cost $1,863.00 for this part of the work. Mrs. Fix asked the Committee to consider the possibility of giving an additional $1,500.00 this year making a total of $3,000.00 from the Municipality with the hope that an application for a similar amount of money from the Federal and Provincial Government making a total of $9,000.00. Mrs. Fix was certain that this amount of money will make it possible to put the house in excellent condition.

RECOMMENDATION: That the Township's Chief Administrative Officer investigate the possibility of obtaining grants for this purpose from the Federal and Provincial Government in manner that would permit the Municipality to provide $1,500.00 this year and $1,500.00 in 1965.

475. FILE 11-64 - PARKS GENERAL (PARKS PURCHASE REPORT) (#428)

The Committee considered the report from the Parks Purchase Committee meeting held on June 24, 1964. A copy of the report is contained in the above file. Also attached to the agenda was a copy of the report referred to in the special committee's report as "Township of Toronto Municipal Purposes Parks Fund". During the consideration of this report

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RECOMMENDATION: That the Township's Chief Administrative Officer investigate the possibility of obtaining grants for this purpose from the Federal and Provincial Government in manner that would permit the Municipality to provide $1,500.00 this year and $1,500.00 in 1965.

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some discussion took place regarding the future of the Martin's Flats and adjoining property owned by Dr. Caswell. It was suggested that if the Municipality is planning on purchasing the Martin's Flats, that an exchange of land with Dr. Caswell could improve the final ownerships of both Dr. Caswell and the Municipality.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the recommendation set out in the report dated June 24, 1964, from the Parks Purchase Committee be adopted.

2. That the Parks Purchase Committee give further consideration to the future use of the Martin's Flats and the possible exchange of plans with Dr. Caswell and report back to the General Committee.

476. FILE 118-62 - DEVELOPMENT OF FLAMAN LANDS

Mr. Hill of Colson of Canada Limited and Mr. Bob Wharton attended the Committee's meeting and pointed out that they had encountered a problem with regard to the location of their new plant because of the closing of the old portion of Mavis Road immediately south of Burnhamthorpe Road. The Committee had previously decided that this portion of the road would be closed and transferred to the adjoining owner which would change the location of the Colson plant if they built to the 105 foot set back from the centre line of Mavis Road. Mr. Hill requested the Committee to consider the possibility of making it possible that he might proceed prior to the final closing of the road which would take approximately four months. During the discussion, the question of the value of the property to be transferred to Mr. Hill was raised and Mr. Hill pointed out to the Committee that it was his understanding that it would only cost his company a nominal amount. After the gentlemen left the meeting, the Committee gave further consideration to the question of the value of the land because it was

felt that this might have a bearing on whether or not Mr. Hill's Company would be interested in obtaining it. The Director of Development attended the Committee's meeting and pointed out that while he was not familiar with the details of the application he believed a permit could be issued on the basis of the 105 foot set back providing the building was not located on Township property.

RECOMMENDATION: That the surplus land as shown on Plan A-3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road be offered for sale to the adjoining property owner to the west in accordance with the Township Engineer's memo dated May 11, 1964, the value of the same to be determined after two appraisals have been received.

477. FILE OZ 11-63 - OLMIN DEVELOPMENTS

Mr. Plaus attended the Committee's meeting regarding the action taken by Council at its meeting on June 26, 1964, and the effect of the action on the Olmin Development. Mr. Plaus was advised that the property was not rezoned to R1 that a by-law had been passed leaving the property with the same category of multiple family development and making the site plan, previously approved by Council, part of the zoning by-law. Mr. Plaus pointed out to the Committee that his clients were interested in making a further presentation to the Municipality and requested information as to how this could be done. He was advised that it would be necessary to make an application in the usual manner to the Clerks Department.

RECOMMENDATION: No recommendation was necessary on this item.

478. FILE 8-64 - COMPLAINTS

A brief discussion took place regarding the Township's Administration and the follow-up on complaints.

RECOMMENDATION: That the Township's Chief Administrative Officer be authorized to submit a report to the General Committee on the organization and establishment of a Complaint Department.

At 4:45 it was decided to adjourn the meeting to reconvene at 9:30 a.m. on July 13, 1964, to consider the following items:

File Project 4--64 - Sanitary Trunk Sewer from proposed Bloor Street to approximately 1,800 lineal feet north of Bloor Street

File 112-64 - Extension of Western Sewer Area

File 38-64 - Street Names Committee

File Project 198 - Sidewalk, Lorne Park Road (Doris Handforth Property)

File Project 5-63 - Sanitary Sewers Queen Elizabeth Gardens (Easement over Markle Property)

File T-16151 Revised - H. Kuyvenhoven

File Registered Plan 623 - Glenvale (Manley Pond)

File Amendment No. 169 To The Official Plan of the Township of Toronto Planning Area

File Project 41-64 - Construction of 12" Watermain on the Town Line from Highway #122 northerly, a distance of 2,300 feet

File OZ 3-64 - E.B.R. Investments Limited

File 124-63 - Sherway Shopping Centre

File Amendment No. 171 To The Official Plan of the Township of Toronto Planning Area

File OZ 16-64 - United Lands Corporation Limited

File 336-60 - Recreation Committee Appointments

File 165-61 - Lakeview Water Pollution Control Plant

File Register Plan 663 - Accurate Builders

ACTING REEVE

CHAIRMAN

PN. 32-64 Kenmore Statewood and Orono Est 90,000

Ranzette 119.839 55
Alcan Col. 107936 87
Angette 128814 00
Leoside 124466 50
Vonde Ara 106196 75 ~~X~~
Coffagonna ~~92641 75~~ ~~X~~
Donegal ~~88805 00~~ X
Craftwood ~~137698 05~~
Dundas ~~94720 25~~
Iron Anderson ~~88616 50~~ X 88616 50 + 88616 50

PN. 24-64 Recon & Paving Hook Ave Turstone 81900 00

Marcen 84557 51
Tony 91621 35
Bromhall 81134.21 + + 81134 21
Bennish 100.008 62
Cook 87842 14
Alcan Col. 84505 01
Gordon 102422 05
Batting 85264 80
Vonde Ara 96.313 26

P. N. 21-64 Sanitary Sewers Palston Rd 5500 00

Sansone 7959 00
Alcan Col. 6584 71
Elmfarde 5478 50
Constantino 5112.05
Dawes 8428 75
Dundas 4942 05 + + 4942 05
Vanderaro 7641 75

T 143

RESOLUTION

July 13 SESSION 1964 No.

MOVED BY Conway

SECONDED BY

Amendment, Clause 473, General Committee report of June 26/64.

Add the following thereto - "effective Jan 1/64."

Carried
R.K. McMillan

5

T 143

RESOLUTION

July 13 SESSION 1964 No.

MOVED BY R K Harrison

SECONDED BY

Amendment, Clause 474, General Committee Report of June 26/64.

That the municipalities' chief administrative officer investigate the possibility of obtaining grants for this purpose from Federal and Provincial Governments in a manner that would permit the municipality to provide RK 4500.00 this year and RK 4500.00 in 1965.

Carried
R.K. M. Mellon

5

T 143

RESOLUTION

July 13 SESSION 1964 No.

MOVED BY C D Jenkins

SECONDED BY

Amendment - Clause 4 & 6 Second Committee Report of June 26/64.

That the surplus land as shown on Plan R-3102 located on the south-west corner of Burnhamthorpe Road and Main Road be offered for sale to the adjoining property owner to the west in accordance with the Township Engineers memo dated May 11/64, for the value of $1.00.

Carried
J. V.

GENERAL COMMITTEE AGENDA

JUNE 26 & JULY 13, 1964

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479. FILE 118-62 - Development of Flaman Lands

480. FILE PROJECT 40-64 - Sanitary Trunk Sewer from Proposed Bloor Street to approximately 1,300 Lineal Feet north of Bloor Street

481. FILE 112-64 - Extension of Western Sewer Area

482. FILE 38-64 - Street Names Committee

483. FILE PROJECT 198 - Sidewalk Lorne Park Road (Doris Handforth)

484. FILE PROJECT 5-63 - Sanitary Sewers, Queen Elizabeth Gardens (Easement over Markle Property)

485. FILE T-16151 Revised - H. Kuyvenhoven

486. FILE REGISTERED PLAN 623 - Glenvale (Manley Pond)

487. FILE AMENDMENT NO. 169

488. FILE AMENDMENT NO. 171

489. FILE PROJECT 41-64 - Construction of 12" watermain on the Town Line from Highway #122 northerly, a distance of 2300'.

490. FILE OZ-3-64 - E.B.R. Investments Limited

491. FILE 124-63 - Stanway Shopping Centre

492. FILE OZ-16-64 - United Lands Corporation Limited

493. FILE 336-60 - Recreation Committee Appointments

494. FILE 165-61 - Lakeview Water Pollution Control Plant

495. FILE REGISTERED PLAN 663 - Accurate Builders

R E P O R T

PART II

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JUNE 26 & JULY 13, 1964

THOSE PRESENT: (July 13) Reeve Speck, Councillors Harrison, Vignale, McKechnie & Jenkins.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

479. **FILE 118-62 - DEVELOPMENT OF FLAMAN LANDS (#476)** - At the first part of the Committee's meeting on June 26, consideration was given to a problem encountered by Colsen of Canada Limited regarding the old portion of Mavis Road immediately south of Burnhamthorpe Road, and adjacent to lands purchased by Colsen of Canada from Mrs. Flaman. One of the questions encountered was the value of the property to be transferred to Colsen of Canada and it was recommended that the surplus land as shown on Plan A3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road, be offered for sale to the adjoining property owners to the west in accordance with the Township Engineer's memo dated May 11, 1964; the value of the same to be determined after two appraisals have been received. The Committee reconsidered this matter as a result of further information received since June 26 and it was decided to rescind the recommendation made on June 26 in favour of the following:

RECOMMENDATION: That the surplus land as shown on Plan A-3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road, be deleted offered to the adjoining property owners to the west in accordance with the Township Engineer's memo dated May 11, 1964, for the sum of $1.00.

430. FILE PROJECT 40-64 - SANITARY TRUNK SEWER FROM PROPOSED BLOOR STREET TO APPROXIMATELY 1,800 LINEAL FEET NORTH OF BLOOR STREET

The Committee considered a report from the Township Engineer dated June 8, 1964, re proposed sanitary sewer from proposed Bloor Street to approximately 1,800 lineal feet north of Bloor Street. The total estimated cost is $107,400.00.

RECOMMENDATION: That the Township Engineer's report dated June 8, 1964, re proposed sanitary sewer from proposed Bloor Street to approximately 1,800 lineal feet north of Bloor Street, be adopted, subject to satisfactory financial arrangements being worked out with the developers in the area. carried

481. FILE 112-64 - EXTENSION OF WESTERN SEWER AREA - The Committee considered a report from the Township Engineer dated June 11, 1964, regarding the extension to the Western Sewer Area. The map of the proposed extension was before the Committee for its information. One of the questions raised was why the area was being extended to take in the frontage of lands along the east side of the Fifth Line, north of the Queen Elizabeth Highway when these lands have no access to this road.

RECOMMENDATION: That further consideration of this item be deferred

until the Township Engineer can either give information as to why these lands should be included or amend the proposed extension so as not to include the lands on the east side of the Fifth Line.

482. FILE 38-64 - STREET NAMES COMMITTEE (#457) - It was intended to consider the Street Names Committee report dated February 13, 1964, at this part of the meeting. However, due to a lack of time, it was decided to defer it until the Wednesday meeting.

RECOMMENDATION: That the report dated February 13, 1964, from the Street Names Committee, be deferred for consideration at the Committee meeting on Wednesday, July 15, 1964.

carried

483. FILE PROJECT 198 - SIDEWALK LORNE PARK ROAD (DORIS HANDFORTH PROPERTY) (#131)

The Committee considered a report from the Property Agent dated June 17, 1964, regarding the acquisition of property for the Lorne Park sidewalk from Doris Handforth. In his report, Mr. Wilkinson set out the details of the property and the price requested. The Committee also considered a copy of a letter from Fleming, Smoke, Burgess & Phillips, dated June 11, 1964.

carried

RECOMMENDATION: That the acquisition of the Doris Handforth property for the Lorne Park sidewalk, be settled for $1,480.00.

484. FILE PROJECT 5-63 - SANITARY SEWERS, QUEEN ELIZABETH GARDENS (EASEMENT OVER MARKLE PROPERTY)

The Committee considered a memo from the Property Agent dated June 19, 1964, regarding the acquisition of an easement over the Markle property for sanitary sewer purposes. His memo suggested a price of $639.00 to

acquire this easement.

RECOMMENDATION: That the acquisition of the easement over the Markle property for the Queen Elizabeth Gardens Sanitary Sewer Project, be settled for $639.00.

485. FILE T-16151 REVISED - H. KUYVENHOVEN (#233) - The above proposed plan of subdivision is located on the west side of Cawthra Road, south of Burnhamthorpe Road. The property is zoned "R4" and the plan has 52 proposed lots. The Planning Board considered this application at its meeting on June 9, 1964, when it decided to recommend to Council that the plan be released for processing. A copy of the Planning Board's report was attached to the agenda.

RECOMMENDATION: That proposed plan of subdivision T-16151 Revised, H. Kuyvenhoven be released for processing.

486. FILE REGISTERED PLAN 623 - GLENVALE (MANLEY POND) (#412) - The Committee was reminded that it considered the problems created by the Manley Pond at its meeting on May 27, 1964, when it decided that the Township's Chief Administrative Officer take the necessary action to have the ponds located on Block A, Registered Plan 623 removed in a manner that will not affect other streams in the Municipality. Mr. Henderson pointed out that considerable investigation had taken place on this problem and that it was necessary to report back to Council before taking any action because of the length of time that this pond had been used and that the Township Solicitor and Township Engineer were investigating

further. Councillor Harrison commented that there is a possibility that the home owners will request the Municipality to sell Block A to the adjoining land owners.

RECOMMENDATION: That the information given by the Township Chief Administrative Officer and Councillor Harrison, be received and filed until the Township Solicitor and Township Engineer have completed their investigation of this problem.

Carried

487. FILE AMENDMENT NO. 169 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will change the land use on certain properties in the Summerville Area from Residential to Highway Commercial. The Planning Board considered the amendment at its meeting on June 9, 1964, when the Chairman and Secretary were authorized to sign it.

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 169 to the Official Plan of the Township of Toronto Planning Area, be passed by Council.

Carried

488. FILE AMENDMENT NO. 171 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved it will do three things:

1. Include on the Official Plan map, all existing approved cemeteries.
2. To require an application to amend the Official Plan to permit the establishment of subsequent future cemeteries.
3. To declare a policy respecting locational criteria and standards for the establishment and development of cemeteries and associated uses.

The Planning Board considered this amendment at its meeting on June 9, 1964, when the Chairman and Secretary were authorized to sign it.

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 171 to the Official Plan of the Township of Toronto Planning Area, be passed by Council.

489. FILE PROJECT 41-64 - CONSTRUCTION OF 12" WATERMAIN ON THE TOWN LINE FROM HIGHWAY #122 NORTHERLY, A DISTANCE OF 2300'

The Committee considered a letter dated June 8, 1964, and a local improvement report dated June 2, 1964, both from the Manager of the Public Utilities Commission regarding the construction of a 12" watermain on the Town Line from Highway #122 northerly, a distance of 2300'. The total cost of the work is estimated to be $32,000.00. The owners' share is $7,400.00 and the Corporation's share is $24,600.00. It was pointed out to the Committee in Mr. Kennedy's letter that one of the reasons for putting this watermain on the Town Line, is to supply additional service to the industries in the area. However, the link to the industries in the area cannot be made until an agreement for the connection can be worked out with United Lands.

RECOMMENDATION: That further consideration of this item be deferred until Wednesday, July 15, when Mr. Kennedy can be present at the Committee's meeting.

490. FILE OZ-3-64 - E.B.R. INVESTMENTS LIMITED - This is an application requesting an amendment to the Official Plan and Zoning By-law. In a letter dated June 10, 1964, to the Director of Planning, the applicant requested that his application be withdrawn and the application fee be refunded. Mr. Williams advised that no processing was done on this

application and recommended that the fee be returned,

RECOMMENDATION: That the application fee on application OZ-3-64, E.B.R. Investments, be returned.

491. FILE 124-63 - SHERWAY SHOPPING CENTRE (#72) - For the Committee's information, the following material was placed on the agenda regarding the proposed amendment 172 to the Etobicoke Official Plan for the Sherway Shopping Centre:

1. A copy of the report to the Metropolitan Toronto Planning Board from its Commissioner dated June 8, 1964.

2. An appendix to the Commissioner's report from the Transportation Division of the Metropolitan Toronto Planning Board.

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto.

In a memo dated June 24, 1964, the Director of Planning advised that Metropolitan Toronto Planning Board had informed the County of Peel of its decision with respect to this proposal. Part I of the Metropolitan Toronto Planning Board's recommendation states that the Board approve in principle the ultimate intermediate road plans and requested final approval of the proposals from the County of Peel and the Township of Toronto amongst other authorities. Mr. Williams requested an opportunity to discuss the matter with Mr. Cruise and further information from these officials will be forthcoming. In Mr. William's memo dated July 10, he pointed out that the question of the road plans will be considered further in the Metropolitan Toronto Traffic Division's Data Processing machines and he suggested that no final decision be made until the information from these machines is available.

carried

RECOMMENDATION: That the above referred to information, be received and filed; and further, that no final decision be made to the Metropolitan Toronto Planning Board's request for final approval from the County of Peel and the Township of Toronto until the additional information is received from the Metropolitan Toronto Traffic Division as referred to in the Director of Planning's letter dated July 10, 1964.

492. FILE OZ-16-64 - UNITED LANDS CORPORATION LIMITED - This is a comprehensive application requesting a change of zoning to facilitate the development of an area covered by draft plan of subdivision T-15851. The Planning Board considered this request at its meeting on June 23, 1964, when it decided to recommend that the application be approved; and further, that the actual zone category for Block I be deferred until satisfactory detailed development proposals have been received.

carried

RECOMMENDATION: That further consideration of the application under OZ-16-64 United Lands Corporation Limited, be deferred until the Staff report on United Lands developments is submitted.

493. FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS - Since the death of Roy Cook, no appointment has been made to fill the vacancy on the Recreation Committee. It was suggested to the General Committee that consideration to this appointment, be given.

carried

RECOMMENDATION: That Mr. Elgie Harris of Malton, be appointed to fill the vacancy created by the death of Mr. Roy Cook, subject to Mr. Harris accepting this appointment.

494. FILE 165-61 - LAKEVIEW WATER POLLUTION CONTROL PLANT (#463) - The Committee was advised that the Ontario Water Resources Commission has prepared a report with respect to the operation of the Lakeview Water Pollution Control Plant during the year 1963. They were also advised that there are two copies of this report contained in the above file which can be borrowed by members of the Committee.

RECOMMENDATION: That the information be received and filed; and further, that the Township Engineer obtain a copy of the report regarding the operation of the Water Pollution Control Plant located on the Second Line East in the north end of the Township of Toronto.

Carried

495. FILE REGISTERED PLAN 663 - ACCURATE BUILDERS - The Committee was advised that in a letter dated May 11, 1964, Mr. F. Graham of Lot 14 and Mr. E. W. Matusiak of Lot 13, pointed out that it is their desire to purchase Block B which is located between their lots. Copy of this letter was before the Committee. Also attached to the agenda were copies of memos from the Township Engineer and the Planning Director. It was pointed out in both these letters that Block B is the access to the valley lands and it is necessary that it be retained by the Municipality.

RECOMMENDATION: That Mr. Graham and Mr. Matusiak be advised that the request contained in their letter dated May 11, 1964, has been considered by the Municipality and because it is necessary to retain Block B in the Municipality's ownership, their request has been refused.

Carried

The meeting adjourned at 11:50 a.m.

REPORT ADOPTED:

Norman Speck
REEVE

R K Harrison
CHAIRMAN

GENERAL COMMITTEE AGENDA

JUNE 26 & JULY 13, 1964

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479. FILE 118-62 - Development of Flaman Lands

480. FILE PROJECT 40-64 - Sanitary Trunk Sewer from Proposed Bloor Street to approximately 1,800 Lineal Feet north of Bloor Street

481. FILE 112-64 - Extension of Western Sewer Area

482. FILE 38-64 - Street Names Committee

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485. FILE T-16151 Revised - H. Kuyvenhoven

486. FILE REGISTERED PLAN 623 - Glenvale (Manley Pond)

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492. FILE OZ-16-64 - United Lands Corporation Limited

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494. FILE 165-61 - Lakeview Water Pollution Control Plant

495. FILE REGISTERED PLAN 663 - Accurate Builders

R E P O R T

PART II

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JUNE 26 & JULY 13, 1964

THOSE PRESENT: (July 13) Reeve Speck, Councillors Harrison, Vignale, McKechnie & Jenkins.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

479. **FILE 118-62 - DEVELOPMENT OF FLAMAN LANDS (#476)** - At the first part of the Committee's meeting on June 26, consideration was given to a problem encountered by Colsen of Canada Limited regarding the old portion of Mavis Road immediately south of Burnhamthorpe Road, and adjacent to lands purchased by Colsen of Canada from Mrs. Flaman. One of the questions encountered was the value of the property to be transferred to Colsen of Canada and it was recommended that the surplus land as shown on Plan A3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road, be offered for sale to the adjoining property owners to the west in accordance with the Township Engineer's memo dated May 11, 1964; the value of the same to be determined after two appraisals have been received. The Committee reconsidered this matter as a result of further information received since June 26 and it was decided to rescind the recommendation made on June 26 in favour of the following:

RECOMMENDATION: That the surplus land as shown on Plan A-3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road, be offered to the adjoining property owners to the west in accordance with the Township Engineer's memo dated May 11, 1964, for the sum of $1.00.

480. FILE PROJECT 40-64 - SANITARY TRUNK SEWER FROM PROPOSED BLOOR STREET TO APPROXIMATELY 1,800 LINEAL FEET NORTH OF BLOOR STREET

The Committee considered a report from the Township Engineer dated June 8, 1964, re proposed sanitary sewer from proposed Bloor Street to approximately 1,800 lineal feet north of Bloor Street. The total estimated cost is $107,400.00.

RECOMMENDATION: That the Township Engineer's report dated June 8, 1964, re proposed sanitary sewer from proposed Bloor Street to approximately 1,800 lineal feet north of Bloor Street, be adopted, subject to satisfactory financial arrangements being worked out with the developers in the area.

481. FILE 112-64 - EXTENSION OF WESTERN SEWER AREA - The Committee considered a report from the Township Engineer dated June 11, 1964, regarding the extension to the Western Sewer Area. The map of the proposed extension was before the Committee for its information. One of the questions raised was why the area was being extended to take in the frontage of lands along the east side of the Fifth Line, north of the Queen Elizabeth Highway when these lands have no access to this road.

RECOMMENDATION: That further consideration of this item be deferred

until the Township Engineer can either give information as to why these lands should be included or amend the proposed extension so as not to include the lands on the east side of the Fifth Line.

482. FILE 38-64 - STREET NAMES COMMITTEE (#457) - It was intended to consider the Street Names Committee report dated February 13, 1964, at this part of the meeting. However, due to a lack of time, it was decided to defer it until the Wednesday meeting.

RECOMMENDATION: That the report dated February 13, 1964, from the Street Names Committee, be deferred for consideration at the Committee meeting on Wednesday, July 15, 1964.

carried

483. FILE PROJECT 198 - SIDEWALK LORNE PARK ROAD (DORIS HANDFORTH PROPERTY) (#181)

The Committee considered a report from the Property Agent dated June 17, 1964, regarding the acquisition of property for the Lorne Park sidewalk from Doris Handforth. In his report, Mr. Wilkinson set out the details of the property and the price requested. The Committee also considered a copy of a letter from Fleming, Smoke, Burgess & Phillips, dated June 11, 1964.

carried

RECOMMENDATION: That the acquisition of the Doris Handforth property for the Lorne Park sidewalk, be settled for $1,480.00.

484. FILE PROJECT 5-63 - SANITARY SEWERS, QUEEN ELIZABETH GARDENS (EASEMENT OVER MARKLE PROPERTY)

The Committee considered a memo from the Property Agent dated June 19, 1964, regarding the acquisition of an easement over the Markle property for sanitary sewer purposes. His memo suggested a price of $639.00 to

acquire this easement.

carried

RECOMMENDATION: That the acquisition of the easement over the Markle property for the Queen Elizabeth Gardens Sanitary Sewer Project, be settled for $639.00.

485. **FILE T-16151 REVISED - H. KUYVENHOVEN (#233)** - The above proposed plan of subdivision is located on the west side of Cawthra Road, south of Burnhamthorpe Road. The property is zoned "R4" and the plan has 52 proposed lots. The Planning Board considered this application at its meeting on June 9, 1964, when it decided to recommend to Council that the plan be released for processing. A copy of the Planning Board's report was attached to the agenda.

carried

RECOMMENDATION: That proposed plan of subdivision T-16151 Revised, H. Kuyvenhoven be released for processing.

486. **FILE REGISTERED PLAN 623 - GLENVALE (MANLEY POND) (#412)** - The Committee was reminded that it considered the problems created by the Manley Pond at its meeting on May 27, 1964, when it decided that the Township's Chief Administrative Officer take the necessary action to have the ponds located on Block A, Registered Plan 623 removed in a manner that will not affect other streams in the Municipality. Mr. Henderson pointed out that considerable investigation had taken place on this problem and that it was necessary to report back to Council before taking any action because of the length of time that this pond had been used and that the Township Solicitor and Township Engineer were investigating

further. Councillor Harrison commented that there is a possibility that the home owners will request the Municipality to sell Block A to the adjoining land owners.

RECOMMENDATION: That the information given by the Township Chief Administrative Officer and Councillor Harrison, be received and filed until the Township Solicitor and Township Engineer have completed their investigation of this problem.

carried

487. FILE AMENDMENT NO. 169 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will change the land use on certain properties in the Summerville Area from Residential to Highway Commercial.

The Planning Board considered the amendment at its meeting on June 9, 1964, when the Chairman and Secretary were authorized to sign it.

carried

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 169 to the Official Plan of the Township of Toronto Planning Area, be passed by Council.

488. FILE AMENDMENT NO. 171 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved it will do three things:

1. Include on the Official Plan map, all existing approved cemeteries.
2. To require an application to amend the Official Plan to permit the establishment of subsequent future cemeteries.
3. To declare a policy respecting locational criteria and standards for the establishment and development of cemeteries and associated uses.

The Planning Board considered this amendment at its meeting on June 9, 1964, when the Chairman and Secretary were authorized to sign it.

carried

RECOMMENDATION: That the necessary by-law to adopt Amendment No. 171 to the Official Plan of the Township of Toronto Planning Area, be passed by Council.

489. FILE PROJECT 41-64 - CONSTRUCTION OF 12" WATERMAIN ON THE TOWN LINE FROM HIGHWAY #122 NORTHERLY, A DISTANCE OF 2300'

The Committee considered a letter dated June 8, 1964, and a local improvement report dated June 2, 1964, both from the Manager of the Public Utilities Commission regarding the construction of a 12" watermain on the Town Line from Highway #122 northerly, a distance of 2300'. The total cost of the work is estimated to be $32,000.00. The owners' share is $7,400.00 and the Corporation's share is $24,600.00. It was pointed out to the Committee in Mr. Kennedy's letter that one of the reasons for putting this watermain on the Town Line, is to supply additional service to the industries in the area. However, the link to the industries in the area cannot be made until an agreement for the connection can be worked out with United Lands.

carried

RECOMMENDATION: That further consideration of this item be deferred until Wednesday, July 15, when Mr. Kennedy can be present at the Committee's meeting.

490. FILE OZ-3-64 - E.B.R. INVESTMENTS LIMITED - This is an application requesting an amendment to the Official Plan and Zoning By-law. In a letter dated June 10, 1964, to the Director of Planning, the applicant requested that his application be withdrawn and the application fee be refunded. Mr. Williams advised that no processing was done on this

application and recommended that the fee be returned.

RECOMMENDATION: That the application fee on application OZ-3-64, E.B.R. Investments, be returned.

491. FILE 124-63 - SHERWAY SHOPPING CENTRE (#72) - For the Committee's information, the following material was placed on the agenda regarding the proposed amendment 172 to the Etobicoke Official Plan for the Sherway Shopping Centre:

1. A copy of the report to the Metropolitan Toronto Planning Board from its Commissioner dated June 8, 1964.

2. An appendix to the Commissioner's report from the Transportation Division of the Metropolitan Toronto Planning Board.

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto.

In a memo dated June 24, 1964, the Director of Planning advised that Metropolitan Toronto Planning Board had informed the County of Peel of its decision with respect to this proposal. Part I of the Metropolitan Toronto Planning Board's recommendation states that the Board approve in principle the ultimate intermediate road plans and requested final approval of the proposals from the County of Peel and the Township of Toronto amongst other authorities. Mr. Williams requested an opportunity to discuss the matter with Mr. Cruise and further information from these officials will be forthcoming. In Mr. William's memo dated July 10, he pointed out that the question of the road plans will be considered further in the Metropolitan Toronto Traffic Division's Data Processing machines and he suggested that no final decision be made until the information from these machines is available.

carried

RECOMMENDATION: That the above referred to information, be received and filed; and further, that no final decision be made to the Metropolitan Toronto Planning Board's request for final approval from the County of Peel and the Township of Toronto until the additional information is received from the Metropolitan Toronto Traffic Division as referred to in the Director of Planning's letter dated July 10, 1964.

carried

492. **FILE OZ-16-64 - UNITED LANDS CORPORATION LIMITED** - This is a comprehensive application requesting a change of zoning to facilitate the development of an area covered by draft plan of subdivision T-15851. The Planning Board considered this request at its meeting on June 23, 1964, when it decided to recommend that the application be approved; and further, that the actual zone category for Block E be deferred until satisfactory detailed development proposals have been received.

RECOMMENDATION: That further consideration of the application under OZ-16-64 United Lands Corporation Limited, be deferred until the Staff report on United Lands developments is submitted.

amended

493. **FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS** - Since the death of Roy Cook, no appointment has been made to fill the vacancy on the Recreation Committee. It was suggested to the General Committee that consideration to this appointment, be given.

RECOMMENDATION: That Mr. Elgie Harris of Malton, be appointed to fill the vacancy created by the death of Mr. Roy Cook, subject to Mr. Harris accepting this appointment.

494. FILE 165-61 - LAKEVIEW WATER POLLUTION CONTROL PLANT (#463) - The Committee was advised that the Ontario Water Resources Commission has prepared a report with respect to the operation of the Lakeview Water Pollution Control Plant during the year 1963. They were also advised that there are two copies of this report contained in the above file which can be borrowed by members of the Committee.

RECOMMENDATION: That the information be received and filed; and further, that the Township Engineer obtain a copy of the report regarding the operation of the Water Pollution Control Plant located on the Second Line East in the north end of the Township of Toronto.

Carried

496. FILE REGISTERED PLAN 663 - ACCURATE BUILDERS - The Committee was advised that in a letter dated May 11, 1964, Mr. F. Graham of Lot 14 and Mr. E. W. Matusiak of Lot 13, pointed out that it is their desire to purchase Block B which is located between their lots. Copy of this letter was before the Committee. Also attached to the agenda were copies of memos from the Township Engineer and the Planning Director. It was pointed out in both these letters that Block B is the access to the valley lands and it is necessary that it be retained by the Municipality.

RECOMMENDATION: That Mr. Graham and Mr. Matusiak be advised that the request contained in their letter dated May 11, 1964, has been considered by the Municipality and because it is necessary to retain Block B in the Municipality's ownership, their request has been refused.

Carried

The meeting adjourned at 11:50 a.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

July 13 SESSION 1964. No.

MOVED BY Cheeway

SECONDED BY

Amendment Clause 481. General Committee Report of June 26 and July 13/64.

~~Amt~~ Recommendation - That the report of the Township Engineer dated June 11/64 be adopted.

Carried Rspect

T 143

RESOLUTION

July 13 SESSION 19 64 No.

MOVED BY Robertson

SECONDED BY /

Amendment Clause 493, Senate Committee Report of July 13/64. & June 26/64.

That this clause be referred back to Senate Committee for further consideration.

Carried
R. W. Harrison

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496. FILE REGISTERED PLAN 692 - Rogerswood Estates

497. FILE J-64 - Clerk's General (Toronto Metropolitan Home Builders' Association)

498. FILE T-16170 - Paromal Construction Limited

499. FILE OZ-14-64 - F. John Greenwood

500. FILE T-16137 - Applewood Dixie Limited

501. FILE 16-63 - Public Utilities Commission General (Water Rates)

502. FILE 11-64 - Parks General (Dixie Orchard)

503. FILE O-77-57 - Shell Oil Company Service Station, South Sheridan Way and Indian Road

504. FILE 30-60 - Township Offices and Grounds

505. FILE 218-62 - University Facilities, South Peel (Erindale College)

506. FILE 10-64 - Licensing General (A-1 Taxi Company)

507. FILE 27-61 - Hydro Electric Power Commission (Agreement)

508. FILE 54-64 - Industrial Committee (Report)

509. FILE 113-63 - Hydro Electric Power Commission (Water Lot)

510. FILE 61-60 - School Attendance Officer

511. FILE PROJECT 13-64 - Lornewood Drainage Scheme

512. FILE 264-62 - Traffic Problem, Dixie Road

513. FILE 7-64 - Clerks General (Select Committee on Youth)

514. FILE O-13-58 - C. & E. Zamaria

515. FILE PROJECT 21-62 - Administration Offices, Board of Education

516. FILE 359-60 - Local Improvement Procedures

517. FILE 8-64 - Complaints (Apartment Buildings)

518. FILE 81-63 - Extension to Malton Sewer Area

519. FILE PROJECT 43-64 - Sanitary Sewer Derry Road East from Cattrick Street to the Fifth Line East

520. FILE PROJECT 41-64 - Construction of a 12" Watermain on the Town Line from Highway #122 northerly, a distance of 2300'

521. FILE 38-64 - Street Names Committee

522. FILE 228-60 - Development Policy, Township of Toronto

523. FILE 18-64 - Recreation Department General
FILE 33-64 - Budget (Recreation)

524. FILE 190-61 - United Lands Agreement 1961

525. FILE T-15851 - United Lands Corporation Limited

526. FILE OZ-16-64 - United Lands Corporation Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JULY 15, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, Searle, Vignale, Pickell, Harrison, McKechnie and McMillan.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 25

ITEMS CONSIDERED:

496. **FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (#403)** - Mr. & Mrs. Gill and some other residents from the Lorne Park Road, Glen Road Area, attended Council's meeting on June 25, 1964, and complained again about the intersection of Lorne Park Road, Glen Road and Birchview Drive. It was decided at that meeting to refer the matter to the General Committee for further consideration. The Township Engineer was present and presented again the approved scheme for the improvement of the intersection which extended Birchview Drive in a straight line out to Lorne Park Road. He also presented an alternate scheme which moved the extension of Birchview Drive north so that it connected with Lorne Park Road at right angles, but the latter scheme, in the opinion of the Township Engineer, would be a temporary approach to the improvement and he suggested that the property required from the Gills for the permanent improvement of the intersection, should be purchased even though it would not be used immediately if the

matter scheme were adopted. The following ratepayers attended the meeting: Mr. & Mrs. W. J. Gill, 1268 Lorne Park Road; Mrs. J. M. Farron, 1255 Lorne Park Road; Mrs. G. E. Hardy, 1260 Glen Road; Mr. A. E. Brown, 1384 Lorne Park Road; Mr. D. Portman, 1251 Lorne Park Road. The delegation was concerned about the site lines and Mr. Gill suggested that the way to solve this problem would be to swing the road north so that it intersected Lorne Park Road at the corner. The Township Engineer's alternate suggestion was explained and the delegation was of the opinion that this would be an improvement over the first proposal.

RECOMMENDATION: That the intersection of Lorne Park Road, Glen Road and Birchview Drive, be improved by extending Birchview Drive in Registered Plan 692 in an easterly direction, then in a northerly direction so that it meets Lorne Park Road at right angles; and further, that the land required from the Gill property as decided in the original scheme for the improvement of the intersection, be purchased immediately.

497. FILE 7-64 - CLERKS GENERAL (TORONTO METROPOLITAN HOME BUILDERS ASSOCIATION)

In a letter dated June 22, 1964, Mr. W. G. Clements requested that this Municipality proclaim the dates of September 19 to 27 inclusive, as National Home Week.

RECOMMENDATION: That the Township of Toronto proclaim September 19 to 27 as National Home Week.

498. FILE T-16170 - PARONAL CONSTRUCTION LIMITED (#230) - This is a proposed plan of subdivision located in the North Dixie Area presently zoned "M1". It is proposed to amend the zoning to permit 40 single family and semi-detached lots. The zoning application has been dealt with under separate file OZ-8-64. On April 6, 1964, Council decided to hold a public meeting on the zoning application after draft approval of the plan has been received. The Planning Board considered the conditions of draft approval at its meeting on June 23, 1964, when it decided to recommend that the conditions of draft approval as set out in the report from the Board, be adopted. The following items were before the Committee for its consideration: (1) a copy of the consolidated report dated June 8, 1964; (2) a copy of the developer's letter agreeing with the consolidated report; (3) a copy of the Planning Board's conditions of draft approval dated June 23, 1964.

RECOMMENDATION: That proposed plan of subdivision T-16170, Paronal Construction Limited, be recommended to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval, subject to the conditions as recommended by the Planning Board on June 23, 1964.

499. FILE OZ-14-64 - F. JOHN GREENWOOD - This is an application requesting a change of the zoning by-law from "R4" to "RM7D4" and "NC" to permit apartment development and neighbourhood shopping facilities. The lands contained in this application are located on the west side of Cawthra Road, south of Arbor Road. The Planning Board considered this request at its meeting on June 9, 1964, when it decided to hold a public meeting

On June 23, 1964. At the latter meeting, it was decided that: (1) the neighbourhood commercial proposal be deleted from the application and the lands fronting onto Arbor Road remain "R4"; (2) that the Planning Board is in favour of the principle of multiple family development of the type permitted in the "RM7D4" zone with respect to the balance of the lands involved in this application provided that a scheme of development satisfactory to the planning staff, the Planning Board and Council can be devised which scheme would be controlled by a special by-law. Councillor Vignale disqualified himself from the consideration of this application and retired from the meeting while it was discussed Mr. Petypchar, Deputy Director of Planning, attended the Committee's meeting. The following motions of recommendation were considered:

1. That application OZ-14-64, John F. Greenwood, be refused. Councillor Searle requested a recorded vote, the results of which were as follows:

Those in favour	Those opposed
Councillor Searle	Councillor McKechnie
" Pickell	" Jenkins
	" Harrison
	Deputy Reeve Murray

Reeve Speck abstained. Motion defeated.

2. That application OZ-14-64, John F. Greenwood, be approved. Councillor McKechnie requested a recorded vote, the results of which were as follows:

Those in favour	Those opposed
Councillor McKechnie	Councillor Jenkins
" Harrison	" Searle
	" Pickell

Reeve Speck and Deputy Reeve Murray abstained.
Motion defeated.

RECOMMENDATION: That application OZ-14-64, John F. Greenwood, be considered at Council's meeting on July 27, 1964, at 7:30 p.m. and the owners of property within a radius of 300' of the property under consideration in application OZ-14-64, John F. Greenwood, be so advised.

500. FILE T-16137 - APPLEWOOD DIXIE LIMITED (#231) - This is a proposed plan of subdivision located west of Dixie Road, south of Burnhamthorpe Road. The lots are zoned "R3" and "R4". It is proposed to have 110 single family and semi-detached lots, 11 multiple family blocks, 1 school site and 1 service station site. The Planning Board considered the application at its meeting on June 9, 1964, when it decided to recommend that the conditions of draft approval be approved. The zone changes required for this plan were previously considered under file OZ-11-64 and the decision on that application was that after proposed plan of subdivision under consideration in file T-16137 has received draft approval, the owners of property within a radius of 300' of the proposed changes be notified of the evening meeting of Council at which the by-laws for the changes will be considered. A copy of the recommended conditions of draft approval from the Planning Board dated June 9, 1964, were before the Committee for its consideration.

RECOMMENDATION: That proposed plan of subdivision T-16137, Applewood Dixie Limited, be recommended to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval, subject to the conditions as recommended by the Planning Board dated June 9, 1964.

501. FILE 16-63 - PUBLIC UTILITIES COMMISSION GENERAL (WATER RATES) (#259)

At Council's meeting on June 25, 1964, the request was made that further consideration be given to the question of water rates for 1964 because of a letter from the P.U.C. dated June 2, 1964, in which Mr. Kennedy pointed out that the Commission had decided that consideration of this would be given later in the year after the third quarter financial statement has been made.

RECOMMENDATION: That the Council for the Township of Toronto request the Public Utilities Commission to unify the water rates immediately and the difference be made up from the general levy.

502. FILE 11-64 - PARKS GENERAL (DIXIE ORCHARD) - The Committee considered a copy of a letter from Mr. A. J. Flynn dated June 8, 1964. Mr. Flynn requested that preparation for an ice rink be commenced in the Dixie Orchard area. This letter was before Council on June 25, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That further consideration of Mr. Flynn's request for an ice rink in the Dixie Orchard area, be deferred pending consideration of the rinks programme for the winter of 1964-1965 in September; and further, that Mr. Flynn be so advised.

503. FILE O-77-57 - SHELL OIL COMPANY SERVICE STATION, SOUTH SHERIDAN WAY AND INDIAN ROAD (#295)

At the Committee's meeting on April 22, 1964, the following recommendation was passed and later adopted by Council: "That the Peel County Health

Unit be advised that the Township of Toronto is in agreement with the proposal of the Shell Oil Company, providing it is installed in accordance with the requirements of the Peel County Health Unit and the requirements as set out in the report on this proposal from Proctor & Redfern dated April 6, 1964." The reference inthe above recommendation is to the force main from the service station to the septic tank. On May 15, 1964, the Shell Oil Company was advised by the Peel County Health Unit that permission was granted to proceed immediately with the installation of the system. It was then necessary for the Company to apply to the Township for approval to take the force main under Indian Grove and Indian Road.

RECOMMENDATION: That an agreement between the Corporation of the Township of Toronto and the Shell Oil Company of Canada Limited for a pipe line crossing Indian Grove and Indian Road, be executed by Council, providing the P.U.C.C. has no objections.

504. FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS - The Committee considered a copy of the report from the Township Engineer dated June 19, 1964, re site improvements, Confederation Square and a report from the Director of Planning dated July 15, 1964, on the same subject. Copies of both reports and the plans referred to in the reports are contained in the above file. After some considerations of the plans submitted, it was decided that the staff should give further consideration to this subject.

RECOMMENDATION: That the proposed landscaping improvements to Confederation Square, be referred back to the staff for further consideration and the submission of a new design.

505. FILE 218-62 - UNIVERSITY FACILITIES, SOUTH PEEL (ERINDALE COLLEGE)

The Committee was advised that officials of the University of Toronto had requested certain information regarding services, etc. to the Erindale College. A copy of a letter from the Planning Director sent to F. J. Hastie, Planning Engineer, superintendent of the University of Toronto, was before the Committee for its information.

RECOMMENDATION: That the Reeve appoint a committee of two from Council to work with the officials of Erindale College on matters where liaison with the Municipality can be of assistance to the College.

506. FILE 10-64 - LICENSING GENERAL (A-1 TAXI COMPANY)(#302) - In a memo dated June 29, 1964, the Licensing Inspector pointed out that Anthony Zarb of 1289 Canvey Crescent, Clarkson, has taken over the office of A-1 Taxi. Mr. Harrison recommended that a resolution be passed that all A-1 licenses issued to Mr. McDougall and A-1 Taxi be revoked and the return of a proportionate part of the license fee as paid be returned to Mr. McDougall. In a separate memo, the Licensing Inspector referred to the application made by Mr. Anthony Zarb for a fleet operator's license under By-law 2216. He recommended that the application be approved and pointed out for the Committee's information that the approval of this license will, in no way, increase the number of fleet licenses issued due to the cancellation of the A-1 Taxi license.

RECOMMENDATION:

1. That all taxi licenses issued to Mr. Robert McDougall and A-1 Taxi Company be revoked and that a proportionate part of the license fee paid by him be returned.

2. That the application by Anthony Zarb dated May 27, 1964, for a fleet license, be approved.

3. That the application by Anthony Zarb dated May 27, 1964, for a cab driver's license, be approved.

507. FILE 27-61 - HYDRO ELECTRIC POWER COMMISSION (AGREEMENT) - The Committee considered copies of two letters: one dated April 1, 1964, from Mr. C. E. Crease of the H.E.P.C. of Ontario; the other from Mr. Lummiss. Mr. Crease, in his letter, replied to an earlier letter from the Township. This letter contained questions regarding the clarification of two points: (1) Item 8, second paragraph of the agreement, "Nor shall there be any discrimination as regards price". (2) The fact that the agreement requires written consent of the Commission to supply power for motive purposes. Mr. Crease pointed out that the set rates approved for the Department of Transport on a short-term basis, conflict with Clause 8 of the agreement. However, since the power agreement is a long-term contract, it is felt that this short-term approval should not be incorporated but accepted as a supplementary approval. On the other point, the clause covering supplementary power for motive purposes, it is a standard clause in all agreements.

RECOMMENDATION: That a by-law be passed by Council to execute the agreement between the Hydro Electric Power Commission of Ontario and the Corporation of the Township of Toronto.

508. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#285) - The Committee considered a copy of the minutes from the Industrial Committee meeting held on June 25, 1964, at 1:00 p.m.

RECOMMENDATION: That the minutes of the Industrial Committee meeting held on June 25, 1964, be adopted.

509. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (WATER LOT) (#459) - At the Committee's meeting on June 10, 1964, consideration was given to a request by the Hydro for the transfer of a water lot from the Township to the Hydro. It was decided that the transfer of the property would have no effect on the possible construction of a marina. However, it was not certain whether or not the price offered by the Hydro was suitable. It was, therefore, recommended and later adopted by Council, that an appraisal be obtained from the Property Agent of the value of the parcel of land having an area of 4.82 acres for the Committee's consideration at its next meeting. The offer made by the Hydro is $4,338.00, at the rate of $900.00 per acre. The Property Agent studied the property and reported to the Committee that in his opinion, the offer made by the Hydro should be accepted.

RECOMMENDATION: That the offer to purchase by the Hydro Electric Power Commission of Ontario, the water lot in front of the Lakeview Generating Station site in Lots 8 and 9, Concession 3, S.D.S. as shown on drawing #203-10107 having an area of 4.82 acres for the sum of $4,338.00, be accepted.

510. FILE 61-60 - SCHOOL ATTENDANCE OFFICER (#442) - At the Committee's meeting on June 10, 1964, consideration was given to the position of school attendance officer. By appointment of Council of the Township of Toronto, Mr. Harold Treasure is the school attendance officer of the

Combined Roman Catholic Separate School Board for the Township of Toronto and the Roman Catholic Separate School Board #23 (Cooksville). Mr. Henderson as directed by Council on June 25, 1964, met with Mr. Treanor to discuss an appropriate salary for the position and submit a recommendation to the General Committee." After discussing the matter with Mr. Treanor, it was recommended that there be no change made in the present salary arrangements of $100.00 per month. The Committee was advised that from a discussion with Mr. Treanor and a review of his monthly reports, there is no substantial reduction in the miles travelled or hours of work as a result of former T.S.A. #1 being part of the new Board of Education. The average hours worked per month since September 1962, is 40 and the average miles travelled is 220. Mr. Treanor's report for May, 1964, shows 35 hours worked and 200 miles driven.

RECOMMENDATION: That there be no change made in the present salary arrangements of $100.00 per month for the position of school attendance officer held by Mr. Harold Treanor for the year 1964. C

511. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE SCHEME (#441) - At the Committee's meeting on June 10, 1964, consideration was given to the Lornewood Drainage Improvement and residents from the area attended to complain about the proposal to remove the water from the stream at the rear of their properties. It was decided that further consideration by the General Committee on this item be deferred until the Township Engineer had an opportunity to investigate the springs in the area and give further consideration to the project and report to the General

Committee. The Committee considered a report from the Township Engineer dated July 3, 1964. Mr. Anderson attended and pointed out that it would be possible to construct a box type covered drain that could end at Lornewood Road and empty into the existing streambed at the rear of the properties on Streambank Road. He pointed out that in this way, the stream could be covered and properly improved through the developments to the west of Lornewood and that it would leave the water in the stream east of Lornewood as requested by the residents. However, it was his understanding that the residents only wanted the existing amount of water in the stream and this proposal would, no doubt, result in additional water going down through the back of their properties.

RECOMMENDATION: That the alternate scheme for the improvement of the Lornewood Drainage as presented by the Township Engineer to the General Committee on July 15, 1964, be adopted subject to all of the persons owning property backing onto the section of the stream which will be left in its present state signing an agreement in registerable form that will release the Municipality from all damages that may result from an increased flow of water in the stream as a result of stream improvements and development north-west of their property.

512. FILE 264-62 - TRAFFIC PROBLEM, DIXIE ROAD (#121) - The Committee considered a memo from the Planning Director in which it was pointed out that the Planning Board had requested the staff to undertake a land use study for the area north of the Queen Elizabeth Way, east of Dixie Road. It was also pointed out, there was not much point in the planning staff

commencing a study unless information was obtained from the Department of Highways regarding the ultimate needs for traffic at the interchange. It was recommended by the Planning Board that a formal request from the Clerk be made to the Minister of Highways to study the ultimate needs for the traffic at the intersection of Queen Elizabeth Way and Dixie Road.

RECOMMENDATION: That a request be forwarded to the Minister of Highways that a study be made of the ultimate needs for the traffic at the intersection of Queen Elizabeth Way and Dixie Road.

513. FILE 7-64 - CLERKS GENERAL (SELECT COMMITTEE ON YOUTH) - The Committee considered a copy of a letter from Mr. Apps dated July 2, 1964, and a copy of "Votes and Procedures #69" regarding the Select Committee on Youth.

RECOMMENDATION: That the request for information from the Select Committee on Youth be referred to the Commissioner of Parks and Recreation for his consideration and report, and further consideration be given to it at the Committee's meeting on July 29, 1964.

514. FILE O-13-58 - C. & K. ZAMARIA - It was pointed out to the Committee that an application from Mr. & Mrs. Zamaria requesting additional uses for a small proposed shopping centre, was considered by the Planning Board at its meeting on July 7, 1964, when it decided to recommend that the site plan with specific uses indicated and showing other site development standards already agreed upon, be incorporated into the zoning by-law as a special section. A copy of the Board's report dated

until the Township's cheque for $900.00 is received.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That a cheque for $2,530.00 be issued for the acquisition of the extension to Western Avenue.

2. That a cheque for $900.00 be issued as payment for the easement over the Higgins property.

516. FILE 359-60 - LOCAL IMPROVEMENT PROCEDURES - The Committee considered a report from the Township Engineer dated July 7 , 1964, regarding his procedure for notification prior to undertaking local improvements. The report pointed out that it is proposed in the future all residents directly affected by works to be undertaken in the line of sewers, roads, sidewalks and walkway construction, be notified by letter either mailed or distributed by hand as to the nature of the work to be undertaken and the approximate date of its completion. It is also intended to inform them of the project engineer in charge of the operation, the contractor and the phone numbers of both. The Engineer pointed out that there will still be a problem with respect to works carried out by the Bell Telephone, Consumers Gas Co. and the Public Utilities Commission.

RECOMMENDATION: That the Township Engineer's report dated July 7, 1964, entitled "Notification Prior to Undertaking Local Improvements" be adopted; and further, that the Bell Telephone Co., Consumers Gas Co. and the Public Utilities Commission, be requested to follow the same procedure.

517. FILE 8-64 - COMPLAINTS (APARTMENT BUILDINGS) - The Committee considered a letter received on July 10, 1964, from Geo. B. D. Walkerhouse of no address, complaining about the design of apartment buildings in

the Township of Toronto.

RECOMMENDATION: That Mr. Walkerhouse's letter, be received and filed.

518. FILE 81-63 - EXTENSION TO MALTON SEWER AREA - The Committee considered a report from the Township Engineer dated July 13, 1964, setting out the proposed extension to the Malton Sewer Area. Copy of the plan showing the proposed extension was before the Committee for its assistance.

RECOMMENDATION: That the Malton Sewer Area be extended in accordance with the Township Engineer's report dated July 13, 1964, and further, that if the Township Engineer can include additional lands, he be authorized to do so.

519. FILE PROJECT 43-64 - SANITARY SEWER DERRY ROAD EAST FROM CATTRICK STREET TO THE FIFTH LINE EAST

The Committee considered a report from the Township Engineer dated July 10, 1964, for the construction of a sanitary sewer along Derry Road East from Cattrick Street to the Fifth Line East. The total estimated cost is $30,000.00. The total owners' share is $3,667.00, leaving the Malton Sewer Area's share at $21,232.00.

RECOMMENDATION: That the Township Engineer's report on the construction of a sanitary sewer on Derry Road East from Cattrick Street to the Fifth Line East, be adopted, subject to the Township's application for the extension of the Malton Sewer Area being approved.

520. FILE PROJECT 41-64 - CONSTRUCTION OF A 12" WATERMAIN ON THE TOWN LINE FROM HIGHWAY #122 NORTHERLY, A DISTANCE OF 2,300'. (#489)

The Committee considered a letter dated June 8, 1964, and a local improvement report dated June 2, 1964, both from the Manager of the Public Utilities Commission regarding the construction of a 12" watermain on the Town Line from Highway #122 northerly, a distance of 2,300 feet. The total estimated cost of the work is $32,000.00. The owners' share is $7,400.00, leaving the Corporation's share at $24,600.00. This item was before the Committee at its meeting on July 13, 1964, when it was decided to defer it and arrange for Mr. Kennedy to be present at the meeting. Mr. Kennedy attended and pointed out again that industries in the area are concerned over the water supply and it is important that the improvement of this supply be commenced. He suggested that the construction of the watermain on the Town Line be proceeded with at the same time as the road is being improved and when this work is completed, if plans have not been worked out with United Lands Corporation Limited, it may be necessary to expropriate the necessary easement in order to supply the industries with the improved service. Mr. Kennedy estimated the cost of construction through the United Lands portion to be approximately $20,000.00.

RECOMMENDATION: That the local improvement report dated June 2, 1964, from the Manager of the Public Utilities Commission regarding the construction of a 12" watermain on the Town Line from Highway #122 northerly, a distance of 2,300 feet, be adopted.

521. FILE 38-64 - STREET NAMES COMMITTEE (#482) - The report from the Street Names Committee meeting dated February 13, 1964, was before the Committee for consideration. A copy of the report is contained in the above file.

RECOMMENDATION: The recommendation on this item is in 11 parts:

1. That the recommendations as set out in the Street Names Committee report dated February 13, 1964, for the following items, be adopted:

   1, 2, 3, 5(b)(c)(d)(e)(f)(k)(l)(m)(n), 6, 7, 8, 9, 10(a)(b)(c)(e)(f)(g)(h), 11(a)(b)(d) and 12.

2. That further consideration of the name for the streets known as Etude Drive and Anson Avenue, be deferred pending further information and consideration by the Street Names Committee.

3. That the Street Names Committee suggest a name for the Seventh Line East and forward the suggested name to the Township of Toronto-Gore and report back to the General Committee.

4. That the naming of the First Line East in the Township of Toronto, be deferred for the present time as recommended by the Street Names Committee.

5. That the Street Names Committee for the Township of Toronto negotiate with the appropriate committee or department in the Town of Oakville for a suitable name for the Sixth Line West and report back to the General Committee.

6. That action on the naming of the Fifth Line West, be deferred pending selection of a suitable name by the Street Names Committee.

7. That the Fourth Line West in the Township of Toronto, be named Mississauga Road; and further, that the Town of Streetsville and the Township of Chinguacousy be requested to use the same name for this road through their Municipality.

8. That the 30' road on Registered Plan 470 leading from Derry Road East to the Legion Hall, be called Legion Road; and further, that the Street Names Committee consider and recommend a suitable name for the 24' road on Registered Plan 470.

9. That consideration of a new name for that portion of Bexhill Road, north of Highway #2 (refer to Item #30, minutes of March 21, 1963) be deferred indefinitely.

10. That further consideration of a new name for that portion of Stavebank Road, north of the intersection of Mavis Road-Stavebank Road, be deferred indefinitely.

11. That further consideration of a name for the road presently known as Indian Line, between the Township of Toronto and the Township of Etobicoke, be deferred until the Conservation Dam located south of Clairville is completed.

522. FILE 228-60 - DEVELOPMENT POLICY, TOWNSHIP OF TORONTO - The Committee considered a copy of the report from the Township's Chief Administrative Officer dated July 10, 1964. Mr. Henderson read the report, a copy of which is contained in the above file.

RECOMMENDATION: That the report dated July 10, 1964, from the Township's Chief Administrative Officer regarding development in the Township of Toronto, be received and the contents noted.

523. FILE 18-64 - RECREATION DEPARTMENT GENERAL
FILE 33-64 - BUDGET (RECREATION) - The following resolution was passed at the Recreation Committee meeting on July 15, 1964, and referred to the General Committee for its consideration: "We, the Recreation Commission feel that due to the large day attendance at our playgrounds, that every effort be made to find additional help so that the standard of programme can be maintained; and further, in view of the increase not anticipated in the budget, this Commission requests that serious consideration be given to authorization of additional expenditures". The additional expenditure referred to was estimated to be $2,311.00.

RECOMMENDATION: That the Commissioner of Recreation and Parks meet with the Township's Chief Administrative Officer to review the Recreation Budget for 1964, and find the additional $2,311.00 required for the

operation of the playground section of the Recreation Programme for 1964.

524. FILE 190-61 - UNITED LANDS AGREEMENT 1961 (#340) - Copies of the report prepared by the Township's Chief Administrative Officer regarding the United Lands development, were submitted to the Committee but due to a lack of time, it was decided that the report could not be dealt with at this meeting.

RECOMMENDATION: That further consideration be given to the United Lands report on Monday, July 27, 1964, after the afternoon session of the Council meeting.

525. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#306) - This is a proposed plan of subdivision located south of Dundas Highway, west of the Fifth Line. The Planning Board considered the development at its meeting on Tuesday, June 23, 1964. Due the fact that the Development Report on United Lands could not be considered, it was agreed that this item could not be considered either.

RECOMMENDATION: That further consideration be given to this application after the report on United Lands is dealt with on Monday, July 27, 1964.

526. FILE OZ-16-64 - UNITED LANDS CORPORATION LIMITED - This is a comprehensive application requesting a change of zoning to facilitate the development of an area covered by draft plan of subdivision T-15851. The Planning Board considered this request at its meeting on June 23, 1964, when it decided to recommend that the application be approved;

and further, that the actual zone category of Block E, be deferred until satisfactory detailed development proposals have been received.

RECOMMENDATION: That further consideration be given to this application after the United Lands Report is dealt with on July 27, 1964.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

July 27 SESSION 1964 No.

MOVED BY Ruberry

SECONDED BY /

Be it resolved that the words "received and noted" in the recommendation of item # 522 report ~~#~~ of July ~~=~~ 15 be replaced with the ~~and~~ word "adopted."

Carried

IN THE MATTER OF an application
for an amendment to amend the
Zoning By-law as it applies to
Lots 167-177, Plan B-19, to
permit apartment development.

BRIEF ON BEHALF OF DELLWOOD PARK AREA RATEPAYERS ASSOCIATION

Council is being asked tonight to approve an amendment to the zoning by-law as it applies to 7 lots and 4 part lots. This type of zoning has been given various names or descriptions as in the representations made here tonight, and to the Planning Board on June 21, 1964, but there is only one proper name for it and that is "spot rezoning". The residents of the Dellwood Park Area vigorously oppose this application, and it is our purpose here tonight to present our objections to Council in the hopes that Council, in its fairness, will refuse the application. To secure evidence of the reaction of the ratepayers to the amendment, petitions were circulated throughout the area and response was almost 100% against the rezoning.

As stated before, the application tonight only affects 11 lots, yet in representations made to the Planning Board, it was indicated that this is only one of many such applications which will be presented to Council during the next few years; the intention being that Cawthra Road will be lined with apartments from the South Service Road to the C.N.R. tracks. Therefore, it is not only one application we are objecting to tonight, but we are attempting like the little Dutch boy to put one finger in the dyke before the

dam breaks. As a further complication, the committee was told by the Planning Department that an application for rezoning had been received from Laurelcrest Holdings Limited (the owners of Lots 175, 176 and 177) to rezone that part of Lot 11, Conc. 2, S.D.S., being the 15 acre property immediately south of Northaven Drive and Ridgemount Crescent to permit single family dwellings (in what is now zoned M1 Industrial). No one of us could reasonably object to such a rezoning, in fact we would welcome it (provided, of course, that proper safeguards are incorporated into any plan of subdivision) in fact, we would be relieved to be released from the fear of maisonette development with its ultimate, in our opinion, ~~degration~~ degradation into slums. But now we have learned that the application does not contemplate single family dwellings, but is for a maisonette development. We sincerely hope that such is not the case.

We are then faced with two possibilities -

1. an apartment development on 11 lots; or
2. a huge multiple-family complex in the form of an L, with the north-south leg apartments and the east-west leg maisonettes.

In the latter situation, the quiet ~~beaty~~ beauty and residential qualities of Queen Elizabeth Gardens will be circumvented by a development completely opposed to the present amenities of the neighbourhood.

Our neighbourhood is, today, a very pleasant place to live; it has been well planned with no through streets other than a winding route from Cawthra Road to Centre Road; the majority of the streets are crescents or dead end; it is

a place where children can play with little fear of traffic, etc; neighbourhood sounds are peaceful with no ~~hard~~ harsh noises to upset even the most sensitive personalities. But how long with this last? Visualize, if you will, such a neighbourhood with these amenities removed. They will be lost in immediate area of the proposed application, and subsequently by the whole neighbourhood when the multiple-family "L" is completed. Is it too much to ask Council to protect us from this cancer? The tumour is not yet malignant; we can still be saved.

It would be presumptuous of us to devote our brief to advising Council of its duties and obligations in this area. Council has considered too many zoning matters to not be aware of these duties; to do so would waste Council's valuable time, but we would like to remind Council of the principles which should guide it in its deliberations.

1. Regard must be had, among other matters, to the health, safety, convenience and welfare of the inhabitants.

2. In North York Township (1960) O.R. 374, the Ontario Court of Appeal discussed the function of the Ontario Municipal Board and McGillivray, J.A. said:

   "The board was thus entitled to consider not the validity of the by-law but whether the by-law represented good and desirable rezoning in the municipality and on the street in question and if it was in accordance with a policy furthering the health, safety, convenience and welfare of the inhabitants of the district. In this respect it was entitled to examine the nature and extent of the proposed variation. It had the right to consider the character of the immediate neighbourhood and any serious objections raised by the adjoining owners. It has a right, in short, to review the general propriety of the proposed change and any other matters relevant to whether or not this by-law should receive approval as being in accordance with the purpose and intent of the Planning Act."

3. In a decision of the Ontario Municipal Board on an application by Kenderlaw Industries for approval of an amendment to the Official Plan of the Township of Toronto (P.F.N.-770-60, P.F.N.-1230-61) the Board said:

> "In the opinion of the Board an important principle is involved in this case. Despite the fact that land use planning is still in its infancy, its basic tenets have become even now not only accepted but demanded from government for the protection and enjoyment of a more abundant life. One important attraction of this science is that it can be made to serve men's basic desire for privacy and related amenities in private dwelling areas. Hardly anyone would suggest that commercial or industrial development in close proximity does not reduce the amenities in a residental district. Common consent of mankind establishes this proposition beyond question."

Zoning removes the rights of an owner in his land without compensation.

Therefore, as stated before, regard must be had to health, safety, convenience and welfare of the inhabitants. The question is "Has the physical, social and economic conditions changed sufficiently to warrant a change from the existing zoning?" "Will the community be bettered by this rezoning?" We answer "No".

We now come to the matter of spot rezoning. Spot rezoning is the ultimate form of discrimination. It discriminates in favour of one or more individuals by permitting them to increase the value of their lands at the expense of the adjoining lands. We admit that the principle of spot rezoning is recognized by our Courts, but it is submitted that such approval is only given in certain situations in which the particular facts show the greatest good to the community outweights the derogation to the rights of other owners of land. In Township of Scarborough v. Bondi, decided

by the Supreme Court of Canada, it was held that a spot rezoning by-law was valid. But in the case, it was spot rezoning of a kind which was in reverse to that proposed here tonight. This by-law lessened the rights of one owner but gave him no greater rights than possessed by the other owners.

Judson, J.

> "The intent and effect of the amending by-law are clear - to compel the respondent to fall in with the general standards of the neighbourhood and prevent him from taking advantage of the district amenities, the creation of the by-law to the detriment of other owners. Far from being discriminating, the amending by-law is nothing more than an attempt to enforce conformity with the standards established by the original by-law which have been observed by all owners in this subdivision with this one exception."

In Re North York Township, the Ontario Court of Appeal also approved a zoning by-law amendment which was spot rezoning, but in this case the rezoning involved changes within multiple family zones, that is, the height of the apartment buildings. It was not the introduction of apartment buildings into a residential neighbourhood.

It is, therefore, submitted that by their very essence spot rezoning amendments are discriminatory and should be very carefully scrutinized by Council. They should only be approved if shown clearly to be in the best interests of the community; in fact, it is our submission that such should be shown beyond a reasonable doubt.

At this point another matter should be mentioned, that is, that one of the members of this Council is interested in this amendment. We think this fact alone should require

the Council to act judiciously; and to this end I point out that Judson, J. said in Scarborough v. Bondi, that

> "I have no doubt concerning the finding of the learned Chief Justice that the municipality in enacting this amending by-law was acting in good faith and in the interest generally of the area covered by the by-law and that it was not ligislating with a view to promoting some private interest."

As to the burden of proof in this proposed application, we point out the view of the former Chairman of the Ontario Municipal Board:

> "As to the Burden of Proof, it is the view of the Board that the onus is always upon the applicant seeking approval of a by-law or an amendment. Zoning by-laws, by their very nature, must interfere with traditional private property rights and they can be justified only if they can be shown to be necessary in the public interests. In the first instance, the responsibility for this decision rests upon the elected council that has adopted the by-law. When the matter comes before the Board, it is considered that the Council should be ready and willing to demonstrate the relationship of the by-law to the public interest in order to permit the Board to decide whether under all the circumstances the by-law is a reasonable and proper exercise of the delegated zoning power. Similarly, when the by-law or amendment proposes to give some individual or some property some special exemption from the operation of the by-law, it is conceived that it is his duty to show that under the special circumstances there will be no injury to the public or the community sufficient to outweigh his personal loss."

Therefore, the issue is "Has the applicant shown that the proposed amendment will promote the health, welfare and best interests of the community?"

Let us look at the reasons advanced by the applicant.

1. Increased tax revenue to the Township. This reason may not be valid in view of further remarks we will have, but even assuming it is valid, firstly, tax revenues would also

be increased if the apartments were built elsewhere in the Township, on lands presently zoned for multiple family use. There is a large area of vacant land south of the C.N.R. tracks which is zoned for multiple family dwellings which will more than adequately fulfill the apartment building needs of the community for time to come. It has come to our attention that a building permit will be sought in the very near future to construct an apartment block behind the Dominion Store, west of Caven Street and south of the C.N.R. tracks. In fact the land for the access road to the project has recently been purchased. Let us employ our land properly zoned before encroaching on the amenities of existing neighbourhoods. Secondly, the apartment buildings will only produce revenue if they are economically sound. We have no statistics, but one only has to drive along the Lakeshore Road and see the apartment-to-rent sign. Can Council visualize an increased influx of workers into the Township in the near future who will require more apartments than now provided by existing buildings or buildings construction in presently multiple family zoning? We cannot. In fact the proposed location is not accessible to any more industrial developments than the presently multiple family zoned lands. Thirdly, why not create apartment village in present properly zoned areas?

2. Widening of Cawthra Road. It is our opinion that the whole basis of the Planning Board's recommendation is the representation made to it that Cawthra Road will be widened, thereby, reducing its suitability for single family dwellings. Reference was made to the plight of homeowners on No. 10 Highway who allegedly are experiencing difficulty in selling

their lands because of the recent widening.

Firstly, we have been advsied by the County that no plans are presently contemplated for the widening of Cawthra Road, it is only one of the County Roads being subjected to a needs study. The results of such study will not be available until the Spring of 1965. (Read letter) If Council had to choose one road to widen now, would it be Cawthra? No, we submit it would be Dixie where traffic will increase due to the access to Highway 401, the proposed Queensway extension and the Sherway Development. County moneys will, no doubt, be spent on the widening of Dixie Road in priority to the widening of Cawthra. But it may be argued that the widening is bound to come. Such an argument would be of the same merit as that of a planner who told the Indian in 1776 not set his teepee on what is now Yonge Street because it would not be suitable for single family dwellings in 1964. Improvement of Dixie would decrease traffic load on Cawthra.

Secondly, if the owners of houses on No. 10 are suffering today, why not relieve their plight and buy their land for apartments and leave us alone! Is Council only going to increase their plight by taking away any opportunities they may have to sell for apartment use?

CONCLUSION: No merit to increased revenue argument or widening of Road - it is premature.

In addition, we submit that the following factors weigh against the granting of the application:

TRAFFIC: An apartment project along Cawthra would

only increase the need for widening, before it is a reality. When widening, completed, then the time may be ripe for apartments, not now when road will be inadequate to handle traffic. No need to increase traffic on Cawthra when No. 10 Highway can still serve a considerable increase in traffic. The tenants will, no doubt, increase the traffic within the subdivision itself by utilizing a short-cut to No. 10 Highway and the lack of sidewalks will increase the safety hazard to our children. Children proceeding to school must walk on the travelled portion of the road. Such a situation will increase the need for sidewalks which must be paid for by the owners of houses, not by the owners of the apartment buildings.

SCHOOLS: It has been suggested that there will be only one school age child per five apartment suites. It is the Committie's view that such a figure is not realistic; a more accurate observation would be one child per suite. However, allowing one child per two suites: taxes per two suites - $400, school proportion approx. $220. We have been advised that the current cost of educating a child in the elementary system is $250/year and in the secondary system $460/year exclusive of capital requirements and interest on debenture issues. It can be seen that a loss rather than a gain will be realized. There are also other costs because of this increased population, namely, policemen, fire fighting equipment, etc. [children grow up - apartments stay constant]

DEVALUATION OF LAND: It is our contention that the value of the surrounding land will decrease as a result of the apartment development. Such a contention is difficult to prove, we are not in a position to hire a real estate

evaluator to advise us. Perhaps the best indicator, however, is the reaction to the rezoning by the present residents of the area. They are practically unanimous in their objections as indicated previously in this brief. There is no reason to think that prospective purchasers would not also be of this opinion and therefore buy property elsewhere or buy at a reduced price to offset the traffic, school costs, etc.

It is submitted, therefore, that in all fairness, the devaluation of our lands is not in the community interests but is actually a shifting of the cost of the development to the surrounding ratepayers, to the profit of the developer.

PUBLIC TRANSPORTATION: None in Cawthra.

ADJACENT LAND: Bound to devaluate and then how can Council honestly refuse any application by the owner thereof for spot rezoning.

RELIANCE ON ZONING: Homeowners purchased their lands based on zoning as it now is, while we realize there is no proprietory vested right to a particular zoning and that it may be amended at any time, but why amend when there is no present need?

CONCLUSION: Spot rezoning is discriminatory; only allowed where will serve the greatest good -

(i) increased tax revenue argument not valid;

(ii) no widening of Cawthra in forseable future;

(iii) increased traffic;

(iv) increased school costs;

(v) depreciation of land values;

(vi) no public transportation;

(vii) adjacent land;

(viii) reliance on zoning;

and mainly almost 100% objection.

We submit that the proposed application for rezoning does not enhance the health, safety, convenience and welfare of the community and wish to draw to the attention of Council the words of Mr. Justice Sutherland of the United States Supreme Court who, in the foremost case of constitutionality of zoning legislation, Village of Euclid v. Ambler Realty Co., in considering the proposed segregation of apartment buildings from residences, said:

> "With particular reference to apartment houses, it is pointed out that the development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in destroying the entire section for private home purposes; that in such sections very often the apartment house is a more parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district. Moreover, the coming of one apartment house is followed by others, interfering by their height and bulk with the free circulation of air and monopolizing the rays of the sun which otherwise would fall on smaller homes, and brining, as their necessary accompaniments, the disturbing noises incident to increased traffic and business, and the occupation, by means of moving and parked automobiles, of larger portions of the streets, thus detracting from their safety and depriving children of the privilege of quiet and open spaces for play, enjoyed by those in more favorable localities - until, finally, the residential character of the neighbourhood and its desirability as a place of residences are utterly destroyed. Under those circumstances, apartment houses, which in a different environment would be not only entirely unobjectionable but highly desirable, come very near to being nuisances."

Cooksville, Ontario,
July 20, 1964.

A special meeting of Toronto Township Council was held on the above date, commencing at 4:15 p.m. The following members of Council were in attendance: Reeve R. W. Speck, Councillors R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present: Messrs. M. D. Henderson and W. M. Courtney.

The Reeve advised those present that this meeting was called to discuss the extension of water services requested by an industry wishing to locate in the northern part of the Township.

Councillor Jenkins, Chairman of the Industrial Committee, stated that he had been present at a meeting with five or six principals of this particular industry who had requested that their name be not released until approvals have been received from their Board of Directors in the United States. The request is that the water service be extended from Derry Road northward on the Fifth Line East approximately 5,000. feet to the edge of their land which comprises 100 acres. This industry would cover 200,000 square feet and the estimated taxes would be in the neighbourhood of $40,000. to $50,000. increasing to perhaps $150,000. to $175,000. when the plant is completed; approximately 500 people would be employed in this industry.

The Reeve further pointed out that water technicians were present at the meeting and gave assurance that the water supply is adequate for this extended service which would be constructed on a local improvement basis and would open a considerable section of the Township for development that does not require sanitary sewers. The proposed industry does not use water for manufacturing purposes and therefore, would not require sanitary sewers. Construction of this watermain would not be commenced until a building permit is acquired by the industry.

The Township's Chief Administrative Officer advised that money for this expenditure is available from the budget allocation for industrial development. He also advised that the water area would have to be extended to include the area proposed to be serviced.

This matter was dealt with by resolution.

RE: UNDERGROUND WIRING IN SUBDIVISIONS

The Reeve pointed out that there are several subdivisions, particularly in the North Dixie Area, which are almost ready to register and in order to encourage them to use underground wiring, the Township Hydro Electric Commission have offered to accept 25% of the actual cost of such wiring for the first phase of these developments which are nearing registration. The installation would be subject to specifications and inspection of the Hydro Commission. It was agreed by all present that underground wiring should be a mandatory requirement for all future subdivision development.

The following resolutions were considered and passed at this meeting:

Moved by: C. D. Jenkins #145
Seconded by: R. K. Harrison

AND RESOLVED That Council authorize an expenditure of $125,000.00 being the estimated cost of the construction of a watermain on the Fifth Line East, from Derry Road E. northerly to Steeles Avenue, said watermain to be constructed pursuant to the provisions of Section 380 of The Municipal Act, as amended;
AND FURTHER that said watermain not be constructed when approved by The Ontario Municipal Board until a municipal building permit has been acquired.

CARRIED

Moved by: R. K. Harrison #146
Seconded by: C. D. Jenkins

AND RESOLVED that the Water Engineer report on the required extension to the water area in order to serve the lands in the vicinity of the Fifth Line and Steeles Avenue.

CARRIED

Moved by: R. A. Searle #147
Seconded by: C. A. Pickell

AND RESOLVED that underground wiring be made a subdivision requirement effective immediately. This requirement is to apply to all plans of subdivision on which the Township has not advised the D.M.A. that all conditions have been complied with at July 20, 1964;
BE IT FURTHER RESOLVED that it be recommended to the Township of Toronto Hydro Electric Commission that a 25% rebate of the actual cost of underground installation on plans registered by December 31, 1964.

CARRIED

NOTE: A recorded vote was requested on Resolution #147, with the following results:

Those in favour of the resolution	Those opposed
Councillor Harrison	
" Jenkins	Nil
" McMillan	
" McKechnie	
" Pickell	
" Searle	
Reeve Speck	

Carried 7-0
Absent 2

Moved by: Frank J. McKechnie #148
Seconded by: R. K. McMillan

AND RESOLVED that negotiations be entered into with Dalewood Investments Limited to seek an amendment to their existing agreement to provide for the installation of underground wiring in Registered Plan 710, and that the Hydro Electric Commission consider such subdivisions on the same percentage if negotiations are successful.

CARRIED

There being no further business before the Chair a motion for adjournment was made at 5:30 p.m.

REEVE

CLERK

Cooksville, Ontario,
July 13, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on July 13th, commencing at 1:30 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were also in attendance: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer, and K. MacDiarmid, Solicitor. Mr. D. J. Williams, Planning Director, also attended for part of this meeting.

Minutes of meeting held on June 25, were adopted as read.

TENDERS

On motion by Councillor Jenkins, the following tenders were opened and received by Council:

P. M. 32-64 - SANITARY SEWERS ON KENMUIR, TROTWOOD & ORANO AVENUE

	QUOTATION	DEPOSIT
Ture Anderson Construction Co. Limited	$ 88,616.50	$ 4,431.00
Donegal Construction Company	88,805.00	4,440.25
Cafagna Bros. Construction Limited	92,641.75	4,635.00
Dundas Construction Co. Limited	94,720.25	4,750.00
Bandiera & Sons Limited	106,196.75	5,315.00
Alcan Colony Contracting	107,936.87	5,400.00
Renzetti Construction Company	119,839.55	5,991.98
Leaside Contracting Company Limited	124,466.50	6,223.32
Angotti Construction Co. Limited	128,814.00	6,440.70
Craftwood Construction Company Limited	137,698.05	7,000.00

On motion by Councillor Harrison, these tenders were handed to the Township Engineer for recommendation to Council.

On motion by Deputy-Reeve Murray, the following tenders were opened and received by Council, the one late tender being disqualified:

P. M. 24-64 - RECONSTRUCTION AND ASPHALT PAVING OF HOOK AVE. & WESTERN AVE.

	Quotation	Deposit
Bramall & Company Construction Limited	$ 81,134.21	$4,500.00
Alcan-Colony Contracting	84,505.01	4,500.00
Warren Bituminous Paving Company Ltd.	84,557.51	4,500.00
Botting Asphalt Paving Limited	85,264.80	4,500.00
Cook Paving Company Limited	87,842.14	5,000.00
King Paving & Materials Limited	91,621.35	4,600.00
Bandiera & Sons Limited	96,313.26	4,816.00
K. J. Beamish Construction Co. Limited	100,008.62	5,100.00
The Godson Contracting Co. Limited	102,422.05	5,500.00

On motion by Councillor Harrison these tenders were referred to the Township Engineer for recommendation to Council.

On motion by Councillor Jenkins, the following tenders were opened and received by Council:

P. M. 21-64 - SANITARY SEWERS ON PALSTAN ROAD

	Quotation	Deposit
Dundas Construction Co. Limited	$ 4,942.05	$250.00
Dom Cosentino	5,112.75	255.64
Elmford Construction Co. Ltd.	5,478.50	273.93
Alcan-Colony Contracting	6,584.71	500.00
Bandiera & Sons Limited	7,641.75	383.00
C. Sansone Construction	7,959.00	400.00
Davis Contracting Company	8,428.75	421.44

On motion by Councillor Harrison, the above tenders were referred to the Township Engineer for recommendation to Council.

COMMUNICATIONS

Boy Scouts of Canada - South Peel District Council - Letter of thanks for Township grant of $400.00. Letter to be taken as read.

Township of Toronto Assessment Department - Report on Section 53 for the year to date compared with figures for the same period in 1963. Report to be taken as read.

Department of Municipal Affairs - Advising of extended deadline to November 9th, 1964, for submission of applications for grants re Centennial Programme.

J. M. Harrow, 1255 Lorne Park Road - Letter of thanks to Deputy-Reeve and members of Council for consideration and courtesy extended at recent meetings dealing with Lorne Park Road. To be taken as read.

Mrs. C. Young, Summerville, Ontario - Letter asking for some relief from taxes. Councillor McMillan made a motion that every effort be made to ascertain if there is any possible way to consider relief for cases of this nature. A report is to be secured by the Manager or the Clerk for submission to General Committee.

The Connetquot Cat Club, Long Island, New York - Letter requesting declaration of Cat Week from September 13-20. A motion was made that no action be taken on this letter.

Township of Toronto Public Library - Letter enclosing copy of Mrs. Fix' (Chairman of the Board) report on the Canadian Library Association Convention in Halifax. To be taken as read.

Brampton & District Unit Canadian Cancer Society - Letter of thanks for Township grant. To be received.

G. Lummiss, Clerk, Township of Toronto - Memorandum setting out resolutions enacted by the Council of Port Credit endorsing and agreeing to a study in connection with consideration of unification of Port Credit, Streetsville and Toronto Township; and also resolution regarding garbage disposal agreement. This memorandum also points out that the Clerk of Streetsville has advised that these matters will be considered by that Council as soon as possible. (These matters were referred to General Committee for consideration.)

PETITIONS

RE: SANITARY SEWERS AND PRIVATE DRAIN CONNECTIONS ON AIRPORT ROAD (Malton area)

The Clerk advised that this petition has been checked and found to be insufficiently signed.

RE: CONTROL OF FLIES IN THE SUNNINGDALE BEND AREA (CLARKSON) - The residents in this area request that Council take action to have this nuisance eliminated. Councillor Harrison made a motion that this matter be referred to the Peel County Health Unit for investigation as to a possible solution and report for General Committee.

GENERAL COMMITTEE REPORTS - JUNE 26th and JULY 13th, 1964.

On motion by Deputy-Reeve Murray, Council moved into Committee for presentation of Committee Reports; Councillor McMillan in the Chair.

RE: ITEM #473 - FILE 13-64 - PLANNING BOARD GENERAL (REMUNERATION FOR BOARD MEMBERS)

This item was amended to read as follows:

> "That the members for the Planning Board and the Committee of Adjustment for the Township of Toronto be paid at the per diem rate of $20.00, effective January 1, 1964."

RE: ITEM #474 - FILE 96-61 - HISTORICAL MUSEUM - This item was amended to read as follows:

> "That the Municipality's Chief Administrative Officer investigate the possibility of obtaining grants for this purpose from Federal and Provincial Governments in a manner that would permit the Municipality to provide $4,500.00 this year and $4,500.00 in 1965."

RE: ITEM #476 - FILE 118-62 - DEVELOPMENT OF FLAMAN LANDS - The recommendation on this item was amended to read:

> "That the surplus land as shown on Plan A-3102 located on the south-west corner of Burnhamthorpe Road and Mavis Road be offered for sale to the adjoining property owner to the west in accordance with the Township Engineer's memo dated May 11, 1964, for the value of $1.00."

A recorded vote was requested on Item #476, with the following results:

Those in favour of the amended recommendation	Those opposed to the amended recommendation
Reeve Speck	Councillor McMillan
Deputy-Reeve Murray	Councillor Pickell
Councillor Vignale	
Councillor Harrison	
Councillor Jenkins	
Councillor McKechnie	
Councillor Searle	

CARRIED 6-2

A copy of the above report with amendments attached thereto, is attached to these minutes.

The Committee rose, and a motion was made for recess at 2:35 p.m. The meeting reconvened at 3:00 p.m. and on motion by Deputy-Reeve Murray, Council moved into Committee to consider Part II, General Committee Report on meetings held on June 26th and July 13th, 1964; Councillor Harrison in the Chair.

RE: ITEM #479 - FILE 118-62 - DEVELOPMENT OF FLAMAN LANDS - This item was dealt with as item #476 - amended recommendation, and was therefore, deleted from this report.

RE: ITEM #481 - FILE 112-64 - EXTENSION OF WESTERN SEWER AREA - This recommendation was amended to read as follows:

"That the report of the Township Engineer dated June 11, 1964, be adopted."

RE: ITEM #493- FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS - This item was referred back to General Committee for further consideration.

A COPY of the above report, with amendments thereto, is attached to these minutes.

UNFINISHED BUSINESS

RE: POSSIBLE POLLUTION IN ST. MARY'S AVE. ST. JAMES AVE. AREA - The Clerk advised Councillor Searle that a report has been received from the Peel County Health Unit and he is now awaiting clarification on some points contained in the report.

RE: ODOUR FROM SEWAGE TREATMENT PLANT IN NORTH END OF THE TOWNSHIP - Councillor McKechnie advised that he is receiving complaints about this most unsatisfactory condition, particularly in the area of Dixie Road and Derry Road. Reeve Speck pointed out that the Township had strongly opposed the extension of this sewage treatment plant before the Ontario Municipal Board, at which time the Ontario Water Resources Commission stated they were confident this problem would be cured. A motion was made to the effect that a very strong letter be written to the Ontario Water Resources Commission asking where its tertiary treatment stands and what can be done about this problem. Councillor McKechnie asked that a copy of this letter be sent to Mrs. Fowler, who has suggested that raw sewage is being released during the night. Councillor McKechnie requested that the O.W.R.C. be asked if it is true that raw sewage is being released at any time.

BY-LAWS

By-law #4667, being a by-law to authorize the construction of a watermain, Township of Toronto, at an estimated total cost of $38,750.00 (Erindale Station Road) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $38,750.00 pending the issue and sale of debentures (re by-law #4667) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4758.

A By-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and South Peel Medical Arts Limited was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4827. (Re sewer main across Upper Middle Road)

A By-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and Trans Northern Pipe Line Company was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4828.

A By-law to execute Grant of Easement, part of Lot 8, Concession 1, South of Dundas Street, Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4829. (Re Rubbermaid, part Lot 8, Con. 1, S.D.S.)

A By-law to execute Grant of Easement, part of Lot 11, Concession 7, East of Hurontario Street, Township of Toronto (Ridgewood Sanitary sewers) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4830.

A By-law to authorize the pulling down of an unsafe building (2845 Derry Road East) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4831.

A By-law to execute a lease with Kenneth Thorndyke and Ida Thorndyke and with William McKee and Bertha Merilla McKee (Re: Day camp accommodation) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4832.

A By-law to adopt Amendment No. 169 to the Official Plan, Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4833,

NOTE: A recorded vote was requested on the final passing of this by-law with the following result:

Those in favour	Those opposed
Reeve Speck	Councillor Pickell
Deputy-Reeve Murray	
Councillor Vignale	
" Harrison	
" Jenkins	
" McMillan	
" McKechnie	
" Searle	

CARRIED 8-1

A By-law to adopt amendment No. 171 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4834.

A By-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and Fuller & Venton Limited was read a first and second times and numbered 4835. (Re garbage collection)

By-law #4759 being a by-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amountof $500,000.00 for Secondary School purposes of The Board of Education of the Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $500,000.00 pending the issue and sale of debentures (re By-law 4759) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4836.

By-law #4815 being a by-law to authorize the issue of debentures in the aggregate amount of $1,940,261.49 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to amend By-law Number 2273 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4837. NOTE: Councillor McKechnie disqualified himself from voting on this by-law.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Wateska Developments Limited, Edward G. Pemberton, Nancy K. Pemberton and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4838.

NOTE: Before consideration was given to the next two by-laws, Reeve Speck disqualified himself from discussion or voting on same, and retired from the Chair. Deputy-Reeve Murray presided over the meeting during this period.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Oneida Investments Limited and the Corporation of the Township of Toronto, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4839.

NOTE: A recorded vote was requested on this by-law with the following results:

Those in favour of the by-law	Those opposed to the by-law
Acting Reeve Murray	Councillor Jenkins
Councillor Vignale	" Searle
" Harrison	" Pickell
" McMillan	
" McKechnie	

CARRIED 5-3

By-law Number 4806 being a by-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

NOTE: A recorded vote on this by-law showed the following results:

Those in favour of the By-law	Those opposed to the by-law
Acting Reeve Murray	Councillor Jenkins
Councillor Vignale	" Searle
" Harrison	" Pickell
" McMillan	
" McKechnie	

CARRIED 5-3

At this time Reeve Speck returned to the Chair.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (Erindale Station Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4840.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between John Arthur Neate and The Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4841.

OTHER BUSINESS

RE: TAX RATES - Councillor McKechnie stated that he was of the opinion that the rate of taxation in the old School Area No. 1 area of the Township is lower than that enjoyed by the residents in Bramalea and suggested that a check be made as it may well be a good talking point for our Industrial Department.

RE: PRE-QUALIFYING BIDS ON ROAD CONTRACTS - Deputy-Reeve Murray asked that a check be made to ascertain if a resolution had been passed to the effect that all road bids would be by pre-qualified contractors. A report on this matter is to be made to General Committee.

RE: TOWNSHIP PARKING LOT - The Chief Administrative Officer advised Councillor Vignale that this item is on the agenda for General Committee this week.

RE: EUROPEAN INDUSTRIAL TRIP - Reeve Speck reported that he was well pleased with the contacts he had made during his trip and that he would be presenting a written report to Council members in due course.

MOTIONS

Moved by: C. M. Murray #136
Seconded by: C. D. Jenkins

AND RESOLVED THAT General Committee Report dated June 26, 1964, be adopted as amended in items 473, 474 and 476.

CARRIED

Moved by: C. M. Murray #137
Seconded by: C. D. Jenkins

AND RESOLVED that General Committee Report dated June 26 and July 13, 1964, be adopted with deletion of item #479 and amendment to items #493 and 481.

CARRIED

Moved by: C. A. Pickell #138
Seconded by: R. A. Searle

AND RESOLVED that the tender for the reconstruction and asphalt paving of Hook and Western Avenues (P.N.24-64) be awarded, subject to the approval of the Department of Highways of Ontario, to Bramall and Co. Construction Ltd. for the total amount of $81,134.21, this being the lowest tender received.

CARRIED

Moved by: Victor Vignale #139
Seconded by: R. K. Harrison

AND RESOLVED that the tender for the construction of sanitary sewers on Kenmuir, Trotwood and Orano (P.N. 32-64) be awarded to Ture Anderson Construction Co. Ltd. for the total amount of $88,616.50, this being the lowest tender received.

CARRIED

Moved by: C. D. Jenkins #140
Seconded by: C. M. Murray

AND RESOLVED that the tender for the construction of a sanitary sewer on Palstan Road (P.N. 21-64) be awarded to Dundas Construction Limited, for the total tendered price of $4,937.00, this being the lowest tender received.

CARRIED

Moved by: Victor Vignale #141
Seconded by: R. K. Harrison

AND RESOLVED that the Reeve and the Clerk be authorized to sign Canadian National Railways Plan SD-3485A revised to June 10, 1964, re automatic signal protection at Mileage 12.02 Oakville subdivision, Shaw Drive crossing.

CARRIED

Moved by: R. K. McMillan #142
Seconded by: Victor Vignale

WHEREAS the Department of Municipal Affairs, Community Planning Branch, in a letter dated July 10, 1964, has requested certain information re subdivision T-10553;

AND WHEREAS it has been determined that the gradient referred to on Drawing #51-7 in the Department's letter is the same as the gradient in Drawing #51-2 forming part of the Engineering Agreement for the above development;

BE IT THEREFORE RESOLVED that the Department of Municipal Affairs, Community Planning Branch be advised that the gradient, as shown on Drawing #51-2 forming part of the Engineering Agreement for proposed plan of subdivision T-10553, is acceptable to the Council for the Township of Toronto.

CARRIED

Moved by: R. K. Harrison #143
Seconded by: C. D. Jenkins

WHEREAS the Ontario Municipal Board has, in a letter dated June 19, 1964, a copy whereof is hereto annexed, raised certain points on the drafting of the now pending by-laws which amend by-law 2813; and

WHEREAS in a letter dated June 25, 1964, a copy whereof is hereto annexed, K. H. MacDiarmid replied to the Ontario Municipal Board; and

BE IT THEREFORE RESOLVED that the contents of the above mentioned attached letters be and the same are hereby acknowledged and adopted.

CARRIED

Moved by: C. M. Murray #144
Seconded by: C. D. Jenkins

WHEREAS the Council of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance program as described in the memorandum of the Minister of Municipal Affairs, dated the 4th day of November, 1963, in respect of the following project, namely; Vocational Addition to the Streetsville Secondary School, hereinafter referred to as "the project";

AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's memorandum;

AND WHEREAS the project would not, without the assistance under the program, have

been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;

AND WHEREAS the project is one to which the immediately preceding paragraph applies;

AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;

NOW THEREFORE BE IT RESOLVED that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $200,266.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

There being no further business before the Chair, a motion for adjournment was made at 4:45 p.m.

FORTHCOMING MEETINGS

July 14 - 8:00 p.m. - Recreation Commission

July 15 - 9:30 a.m. - General Committee

July 16 - - County Council

July 27 - 1:30 p.m. - Council meeting.

REEVE

CLERK

Cooksville, Ontario,
July 27th, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on July 27th, 1964. The meeting commenced at 1:30 p.m., with the following members present: Reeve R. W. Speck, Deputy-Reeve C.M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer and M. D. Henderson, Treasurer and Administrator.

Minutes of meeting held on July 13th and July 20th were adopted as read.

DEPUTATIONS

RE: INTERSECTION OF BIRCHWOOD DRIVE AND LORNE PARK ROAD - Mrs. Gill again appeared before Council to voice very strong opposition to the proposed road pattern in this area and the acquisition of a portion of her property for road widening purposes. She maintained that no approach has yet been made to her regarding the purchase of the required land. She also expressed great concern over the need to remove a large tree to permit improvement of the intersection. It is her feeling that the proposed change in this intersection will be dangerous and poses a threat to her property. Mrs. Gill also requested that signs directing building traffic along Lorne Park Road be removed. The Planning Director attended this part of the meeting and, contrary to Mrs. Gill's contention, assured Council that all lots in the Rogerswood Subdivision conform with the Township By-laws with respect to size.

This matter was dealt with in the General Committee Report.

RE: PROPOSED SHERWAY SHOPPING CENTRE IN ETOBICOKE - A deputation from the Dixie Shopping Plaza attended this meeting seeking clarification of the Township's plans regarding extension of the Queensway. Mr. Wainstock acted as spokesman for this group. Councillor Searle read a letter addressed to him from the Dixie Plaza Merchants' Association in which they ask for clarification of the following points:

1. Telegram sent by the Reeve to Metro Planning Board stating that the Township would build the Queensway extension in the near future;

2. News to the effect that Etobicoke intends to commence negotiations with Toronto Township to secure for Sherway a bridge over the Etobicoke Creek, and the extension of the Queensway.

The Reeve outlined the Township's plans for extension of the Queensway to Oakville, but stated that there is no money available for this project at the present time and further stated that there is only one place for the bridge to be built over the Etobicoke Creek regardless of what is built in the Township of Etobicoke. It was further pointed out by Councillor Searle that Council has written to the Metropolitan Toronto Planning Board confirming the Township's intentions with respect to the road pattern in this area and particularly the extension of the Queensway. The Reeve stated that, to his knowledge, no approach has been made to the Township of Toronto by Etobicoke for discussions in connection with this road.

The Reeve stated that the Township has not taken a definite stand on theproposed Sherway Shopping Centre, and in view of this, Councillor Searle asked that the matter be placed on a General Committee Agenda. Deputy-Reeve Murray felt that the Township had taken a definite stand in adopting the Planning Board's Report and in taking the stand that they do not intend to subsidize any roads for a shopping centre.

A motion to refer this matter to the General Committee was voted on and carried. A copy of the letter from the Merchants' Association is to be distributed to each member of Council and Mr. Wainstock is to be notified when this matter is on the agenda.

COMMUNICATIONS

Township of Toronto Engineer - letter recommending that the Township accept all the municipal services in Registered Plan 637 (Jaguar Home Builders Ltd.) and authorize the release of securities in possession of the Township. Motion that the Township Engineer's recommendation be adopted. Dealt with by resolution.

Building Report - Giving figures for the month of June, for the year to date and comparative figures for the same period in 1963. To be taken as read and information noted.

Letter from Fasken, Calvin, MacKenzie, Williston & Swackhamer, enclosing copy of Appointment for Municipal Board hearing to incorporate the Police Village of Malton in to a Village. Letter to be received and appropriate action taken if necessary.

Dixie Burnhamthorpe Belles - Letter extending invitation to Council to challenge local baseball coaches and managers to a baseball game in aid of charity. This was referred to General Committee for consideration.

Department of Highways - Letter advising that Mr. J. G. Tillcock is leaving the district and will be succeeded by Mr. Douglas Osborne-White as District Municipal Engineer. To be received and filed.

Report from the Industrial Commission for the month of June . Contents to be noted.

County of Peel - Letter from R. A. Cruise, County Engineer, advising that effective August 1st, 1964, Mr. Robert W. Knight, P. Eng., will assume the position of County Engineer for Peel County. To be received and filed.

Township of Toronto Recreation Commissioner - Letter advising that a group of some 83 boys - ages 12 to 15 - from Baltimore, Maryland, will be spending a few days in the Township participating in various forms of sport, and suggesting that they be officially welcomed by the Council. The Reeve asked that Members of Council attend at 6:00 p.m. this evening in front of the Municipal Office to welcome this delegation.

Queen's University - Letter commenting on the splendid results obtained by Messrs. Henry E. Stewart and Bruce B. Wilkinson in completion of a three year course on municipal affairs. The Reeve read this letter and presented a certificate from the University to Mr. Stewart and congratulated him on his achievement. Mr. Wilkinson was unable to be present for this presentation and his certificate will be handed to him on his return to the office.

COMMITTEE REPORTS

GENERAL COMMITTEE REPORT DATED JULY 15, 1964 - On motion by Councillor Jenkins, Council moved into committee for presentation of reports, Councillor Pickell in the Chair. Councillor Vignale disqualified himself from taking any part in the discussion or adoption of this report and retired from the meeting. A motion was made by

Councillor McMillan to defer item #499 (OZ-14-64) until the evening meeting and Councillor Vignale returned to his chair.

RE: ITEM #496 - REGISTERED PLAN 692 - ROGERSWOOD ESTATES - A recorded vote was requested on this item with the following results:

Those in favour of the recommendation	Those opposed
Councillor Harrison	
" Jenkins	
Deputy-Reeve Murray	
Reeve Speck	Nil
Councillor R. K. McMillan	
" F. J. McKechnie	
" C. A. Pickell	
" R. A. Searle	

CARRIED 8-0

Councillor Vignale was absent from the Council chambers when this vote was taken.

RE: ITEM #499 - To be dealt with at the evening session of Council

RE: ITEM #501 - FILE 16-63 - PUBLIC UTILITIES COMMISSION GENERAL (Water Rates)

Councillor McKechnie proposed the following amendment:

" That this matter be deferred for two weeks."

Councillor Jenkins made the following amendment to the amendment:

"That this matter be deferred until all members of Council are present."

The amendment to the amendment was voted on and lost, (4-4) Councillor Vignale being absent when this vote was taken.

Councillor McKechnie then withdrew his amendment.

After considerable discussion during which it was pointed out that unification of the water rates at this time could mean a considerable deficit for the Public Utilities Commission. The recommendation as written was voted on with the following recorded vote:

Those in favour of the recommendation	Those opposed
Councillor Jenkins	Councillor Vignale
Councillor McKechnie	" Harrison
	Deputy-Reeve Murray
	Reeve Speck
	Councillor McMillan
	" Pickell
	" Searle

LOST - 7-2

RE: ITEMS 518 and 519 - FILES 81-63 EXTENSION TO MALTON SEWER AREA
P. 43-64 - SANITARY SEWER DERRY ROAD EAST
FROM CATTRICK ST. TO FIFTH LINE EAST

Councillor McKechnie disqualified himself from voting on these two items.

RE: ITEM #522 - FILE 228-60 - DEVELOPMENT POLICY, TOWNSHIP OF TORONTO -

The recommendation on this item was amended to read as follows:

"That the report dated July 10, 1964, from the Township's Chief Administrative Officer, regarding development in the Township of Toronto, be adopted."

A copy of this report and amendment thereto are attached to these minutes.

A motion for recess was made at 3:50 p.m. and the meeting reconvened at 4:05 p.m.

UNFINISHED BUSINESS

TRAFFIC LIGHTS ROMETOWN DRIVE-DIXIE ROAD AREA - The Township Engineer was asked to check with the Department of Highways to ascertain the starting date for this installation.

RE: APPOINTMENT TO RECREATION COMMISSION - Councillor McKechnie reported that, as requested, he had contacted Mr. Elgie Harris who had signified his willingness to serve on this Commission. This appointment will be dealt with at the General Committee meeting on Wednesday of this week.

BY-LAWS

By-law Number 4795 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $509,000.00 of which an amount of $254,500.00 will be debentured, for the 1964 capital roads programme of the Corporation of the Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Deputy Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $509,000.00 pending the issue and sale of debentures and pending receipt of Department of Highways subsidy for the 1964 capital roads programme, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4842.

By-law Number 4796 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $68,600.00 for the construction of sanitary sewers, Township of Toronto (Etude Drive) was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $68,600.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4843.

By-law Number 4797 being a by-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $135,000.00 for the construction of Meadowvale Public School addition by The Board of Education of the Township of Toronto, was read a third, finally passed, signed by the Reeve and the Deputy-Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $135,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4844.

By-law Number 4799 being a by-law to authorize the construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $7,000.00 was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk, and the Corporate Seal attached thereto. (Palstan Road)

A By-law to authorize the temporary borrowing of $7,000.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4845.

By-law Number 4801 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $33,500.00 for construction of sewage system in the Township of Toronto (N. Clarkson Area) was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $135,000.00 pending the issue and sale of debentures and pending receipt of $101,500.00 contribution by developers, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4846.

A By-law to authorize execution of an agreement for the construction of Hook Avenue and Western Avenue, Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4847.

A By-law to authorize execution of an agreement for the construction of a sanitary sewer, Township of Toronto (P.N. 35-63) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4848.

A By-law to authorize execution of an agreement for the construction of a prefabricated sewage pumping station, North Sheridan Way, Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4849.

A By-law to accept a Grant of Easement (Part Block A, Plan 566, Justine Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4850.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (Part Lot 3, Plan A-25, Cawthra Road) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4851.

A By-law to authorize an application to The Ontario Municipal Board for an order to enlarge the Western Sewer Area, Township of Toronto, was read a first and second times and numbered 4852.

A By-law to expropriate certain lands for municipal purposes (Part Lot 6, R.P.335) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4853.

A By-law to authorize the construction of concrete sidewalks in the Toronto Township Sidewalk Area, pursuant to Sections 8 and 67 of The Local Improvement Act, at a total estimated cost of $43,650.00 was read a first and second times and numbered 4854.

A By-law to accept a Grant of Easement (Part Lot 5, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4855.

A By-law to amend by-law Number 2813 as amended (OZ-37-63) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered4856.

A By law to authorize construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $210,000.00 (Fairview Heights) was read a first and second times and numbered 4857.

A By-law to authorize the construction of a concrete sidewalk in the Township of Toronto Sidewalk Area, pursuant to Sections 8 and 67 of The Local Improvement Act, at a total estimated cost of $2,100.00 (Paisley Blvd) was read a first and second times and numbered 4858.

A By-law to authorize execution of an agreement between Her Majesty the Queen in Right of Ontario, represented by the Minister of Highways, and the Corporation of the Township of Toronto, (re storm sewer No. 10 Highway) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4859.

A By-law to authorize execution of an agreement between G. C. Romano Construction Limited and The Corporation of the Township of Toronto for the construction of sanitary sewers on easements in the North Clarkson Area, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4860.

A By-law to authorize execution of an agreement for the reconstruction and asphalt paving of Canterbury Road and Atwater Avenue, Township of Toronto, P. N. 22-64, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4861.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Applewood Dundas Limited and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, and the Corporate Seal attached thereto, and numbered 4862.

NOTE: Mr. J. Switzer, solicitor for Applewood Dundas Limited, advised Council that all Township requirements are nearing finalization and asked that this by-law be passed so as not to delay registration of their plan. By-law #4862 was passed on the understanding that the agreements will not be executed until all Township conditions have been complied with.

MOTIONS

Moved by: R. K. McMillan #149
Seconded by: C. D. Jenkins

RESOLVED that Monday, August 3, 1964, be declared a public Civic Holiday in the Township of Toronto.

CARRIED

Moved by: R. K. McMillan #150
Seconded by: Frank J. McKechnie

AND RESOLVED that accounts paid by the Treasurer as follows, be approved:

	April, 1964	May, 1964
General	$796,441.58	$1,315,278.71
Roads	14,596.86	27,881.64
Welfare	12,178.89	8,410.35
Payroll	155,579.01	162,383.44

CARRIED

Moved by: C. A. Pickell #151
Seconded by: Frank J. McKechnie

RESOLVED that Contract P. N. 33-64B for the construction of sanitary sewers and appurtenances on North Sheridan Way and easements (North Clarkson sewage system) be awarded to G. C. Romano Construction Limited for their low bid of $43,380.24.

CARRIED

Moved by: Victor Vignale #152
Seconded by: R. K. Harrison

AND RESOLVED that contract P.N. 22-64 for the reconstruction and asphalt paving of Atwater Avenue and Canterbury Road be awarded to Standard Paving Limited for their low bid of $165,091.16. The award of this contract is subject to the approval of the Department of Highways and the Ontario Municipal Board.

CARRIED

Moved by: R. A. Searle #153
Seconded by: C. A. Pickell

WHEREAS the Department of Highways has notified the Township that automatic traffic signals have been approved for the junction of Rometown Drive and Dixie Road at Dixie Plaza;

BE IT RESOLVED that the Township Engineer request the Department to proceed with said installation with all possible speed.

CARRIED

Moved by: R. K. McMillan #154
Seconded by: C. D. Jenkins

AND RESOLVED that Zelma Jeanne Smith, having been employed with the Township of Toronto Library Board two years or more, be considered a permanent employee for purposes of and as defined by the Unemployment Insurance Act.

CARRIED

Moved by: C. D. Jenkins #155
Seconded by: R. K. Harrison

AND RESOLVED that the Corporation accept all municipal services in Registered Plan 637, Jaguar Home Builders Limited as recommended by the Township Engineer and that all securities deposited with the Township by Jaguar be released.

CARRIED

Moved by: C. D. Jenkins #156
Seconded by: R. K. Harrison

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct the following concrete sidewalk as a local improvement:

(a) a 5 ft. wide concrete sidewalk on the north side of Paisley Boulevard from #10 Highway to Lancelot Crescent at a total estimated cost of $2,100.00.

The total estimated cost of the above is $2,100.00. The entire cost of the work is to be borne by the Township of Toronto Sidewalk Area and the owners' share will be nil. None of the abutting property is to be specially assessed.

THEREFORE BE IT RESOLVED that the report of the Township Engineer dated the 15th day of June, 1964, be adopted.

CARRIED

Moved by: R. A. Searle #157
Seconded by: C. A. Pickell

WHEREAS the Council of the Corporation of the Township of Toronto intends to construct the following concrete sidewalks as a local improvement:

(a) a 5 ft. wide concrete sidewalk on the north side of Upper Middle Road from Rosemary Drive to Stavebank Road, at an estimated cost of $15,000.00;

(b) a 5 ft. wide concrete sidewalk on the east side of Mineola Gardens from the existing sidewalk on Mineola Road to Atwater Avenue and on the north side of Atwater Avenue from Mineola Gardens to Canterbury Road, at an estimated cost of $7,000.00;

(c) a 5 ft. wide concrete sidewalk on the west side of Mississauga Road from Atoka Drive southerly to the existing sidewalk at the C.N.R. overpass, at an estimated cost of $15,000.00;

(d) a 5 ft. wide concrete sidewalk on the south side of the South Service Road of the Queen Elizabeth Way from Northmount Avenue to Cawthra Road, at an estimated cost of $6,000.00;

(e) a 5 ft. wide concrete sidewalk on the south side of the South Service Road from Haig Boulevard to Park Royale Boulevard, at an estimated cost of $10,500.00;

(f) a 5 ft. wide concrete sidewalk on the east side of Ogden Avenue from existing sidewalk at the southerly limit of Lot 12, R.P. 633, northerly to the South Service Road of the Queen Elizabeth Way, at an estimated cost of $2,900.00.

The total estimated cost of the above is $43,650.00. The entire cost of the work is to be borne by the Township of Toronto Sidewalk Area and the owners' share will be nil. None of the abutting property is to be specially assessed; **THEREFORE BE IT RESOLVED** that the reports of the Township Engineer dated February 26, 1964 and June 2, 1964, be adopted.

CARRIED

Moved by: C. M. Murray #158
Seconded by : C. D. Jenkins

AND RESOLVED that in any event where any member of the Council of the Corporation of the Township of Toronto intends to speak at a meeting of Council or any committee thereof, from a prepared text wherein he, directly or indirectly, brings into question the motives or the methods or integrity of any member or members of Council or the Council or a committee as a whole, that such member, a reasonable time in advance, supply to each member of Council a copy of such prepared text before speaking from such prepared text; and **IT IS FURTHER RESOLVED** that such matter should be deferred and taken as a Notice of Motion.

CARRIED 6-3

RECORDED VOTE:
In favour - Vignale, Murray, Jenkins, Speck, McMillan, Searle

Opposed: - Harrison, Pickell, McKechnie

Moved by: R. K. Harrison #159
Seconded by: C. D. Jenkins

AND RESOLVED that the Parks Department be requested to consider, in co-operation with the Engineering Dept., the feasibility of planting oneor more oak trees, of reasonable size, in the vicinity of the Lorne Park Rd., Glen Road, Birchview Drive intersection to replace the large oak tree, which will have to be removed when the intersection is reconstructed;

FURTHER if it is not feasible to plant on road allowances, that consideration be given to planting on abutting private property.

CARRIED

NEW BUSINESS

RE: CLAIRVILLE DAM - Councillor Vignale reported that this dam is now nearing completion and extended an invitation to members of Council to tour the site. It was suggested that Councillor Vignale fix a date for this tour and notify members of Council.

FORTHCOMING MEETINGS

July 28 - 7:30 p.m. - Planning Board
July 28 - 9:00 a.m. - Industrial Committee
July 29 - 9:30 a.m. - General Committee
July 31 - 9:30 a.m. - Committee re West Credit Valley Development
July 31 - noon - Golf Club Committee at Golf Club
August 10 - 1:30 p.m. - Council

The meeting recessed at 4:58 p.m. to be reconvened at 7:30 p.m.

- -

The evening session commenced at 7:40p.m., with all members of Council present. The Township Treasurer and Administrator, Mr. M. D. Henderson, was also in attendance.

At the outset, Councillor Vignale disqualified himself from taking any part in the proceedings and vacated his chair.

This meeting was convened to consider application OZ/14/64, John Greenwood.

In the absence of any member of the Planning Board Staff, the Deputy-Clerk outlined the nature of the application, which is a request for rezoning from

"R4" to "RM7D4"and "NC" to permit apartment development and neighbourhood shopping facilities, on lands located in the Cawthra Road-ArborRoad Area, and being comprised of Lots 167 to 173 inclusive and part of Lots 174 to 177 Registered Plan B-19.

MR. M. L. O'BRIEN, of 1224 Northaven Drive, representing the Dellwood Park Area Ratepayers Association, presented a brief to Council, and a copy of his brief is attached to the original of these minutes. He also presented a petition containing some 450 signatures opposing this application to rezone. The main points stressed by Mr. O'Brien were as follows:

argument for increased tax revenue is not valid
widening of Cawthra Road is not in the forseeable future
spot zoning is discriminatory
apartment development will cause increased traffic
School costs will be increased
land values will be depreciated
not suitable for apartment development due to lack of public transportation
affects adjoining land by encouraging further applications for spot re-zoning
present owners bought on the strength of present zoning
almost 100% objection to this proposed development.

MR. R. PLAUS - also spoke on behalf of the ratepayers resident within 300 ft. of the subject lands and voiced their objections to this proposed development.

MR. CLAIR WILSON, President of the Ratepayers' Association, gave a resume of a meeting held with a member of the Planning Board Staff, at which time it was intimated to him that an application has been received for multiple family development to the south of the application under discussion. The Deputy-Clerk reported that the Township has received a proposal for semi-detached development in this area, but no action has been taken since there is no plan.

MRS. ENRIGHT - asked about a buffer for the residents on Cawthra Road, stating that many people have greatly improved their back yards and enjoy them.

MISS ROACH took exception to the Planning Board's report which states that the houses on Cawthra Road are moderate to poor in value.

MR. COCHRANE - asked who was to determine the value of land and buildings other than the owner?

MISS MARY ENRIGHT - expressed the opinion that most apartment residents are transients and that this tends to deteriorate an area; she also stated that parks in the area of an apartment building "get a very poor reputation".

A motion for recess was made at 9:10 p.m. and the meeting re-convened at 9:20 p.m.

COUNCILLOR HARRISON - stated that he favoured this re-zoning as he felt the fears expressed by the residents were unfounded, and that sufficient open space would give ample protection to abutting lands.

COUNCILLOR JENKINS also stated that he favoured this re-zoning.

COUNCILLOR SEARLE - expressed his objections stating that it is not right to force people into the necessity of selling their lands for re-development; that they should have the right to enjoy their homes without having the area re-developed as a multiple family area. Councillor Searle also reported on some research he had carried out in the Long Branch area and his findings bear out statements to the effect that apartment development does not enhance the area.

COUNCILLOR PICKELL stated that he also objected. He feels that transient apartment dwellers are not the community people that homeowners are generally, and also that parks near apartment houses probably do deteriorate.

DEPUTY-REEVE MURRAY took strong exception to the many inferences that apartment dwellers are "second-rate citizens".

The following resolution was presented, and a recorded vote was requested:

Moved by: R. K. Harrison #160
Seconded by: C. D. Jenkins

AND RESOLVED that application OZ/14/64, F. John Greenwood, for rezoning from "R4" to "RM7D4" and "NC" be approved as recommended by the Planning Board.

CARRIED

Those in favour	Those opposed
Councillor Harrison	Councillor Pickell
" Jenkins	" Searle
" McMillan	
Deputy-Reeve Murray	
Reeve Speck	
Councillor McKechnie	

Carried 6-2

Moved by: R. K. McMillan #161
Seconded by: C. A. Pickell

AND RESOLVED that General Committee Report dated July 15, 1964, be adopted as amended in item #522.

CARRIED

The meeting adjourned at 9:45 p.m.

REEVE

CLERK

Cooksville, Ontario,
July 29, 1964.

A special meeting of Toronto Township Council was held in the Committee Room on the above date. The meeting commenced at 5:40 p.m. with the following members present: Deputy-Reeve C. M. Murray, Councillors Vignale, Harrison, Jenkins, McMillan, McKechnie, Pickell and Searle.

Members of staff present: Messrs. M. D. Henderson and Henry E. Stewart.

This meeting was called for the purpose of considering proposed plan of Subdivision T-15851, United Lands Corporation Limited, which is located south of Dundas Highway, west of Southdown Road.

The following resolution was passed:

Moved by: R. K. Harrison #162
Seconded by: R. A. Searle

BE IT RESOLVED that proposed Plan of subdivision T-15851, United Lands Corporation Limited, be recommended to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval subject to the conditions as recommended by the Planning Board at its meeting on June 23, 1964, and further subject to the developer agreeing that in the event that the Municipality is interested in obtaining Thorne Lodge, that he will agree to an amendment to that section of the plan to provide for its preservation.

CARRIED.

The meeting adjourned at 5:50 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA, JULY 22, 1964

527. FILE 94-63 - Centennial Programme

528. FILE 29-62 - Skating Area (Credit River Parking)

529. FILE 300-60 - Tomken Road, Divisions of Land (Boyd)

530. FILE T-15143 - Revised - P. Stelmach

531. FILE 18-64 - Recreation General (Fall & Winter Brochure)

532. FILE 336-60 - Recreation Committee Appointments

533. FILE 151-61 - Erindale United Church, Adamson Street Opening (Closing of Williams Street)

534. FILE 107-64 - Texaco Tank Farm

535. FILE 8-64 - Complaints (Camilla Road)

536. FILE 125-63 - Bloor Street Extension

537. FILE 122-64 - Credit River Patrol

538. FILE 268-61 - Noises General (Anti-noise By-law)

539. FILE 280-60 - Fire Fighters Agreement

540. FILE 97-63 - Police Agreement

541. FILE 26-64 - Zoning General (Framza Dr. & Dundas St.)

542. FILE 37-60 - Prequalification of contractors

543. FILE 17-60 - Erindale Sanitary Landfill (Approach by Long Branch)

544. FILE 19-64 - Sidewalks (Lakeshore Road, Clarkson)

545. FILE 123-64 - Petitions General (Sanitary Sewer and Private Drain Connections, Airport Road, Malton)

546. FILE 202-60 - Class "B" Roads
FILE Registered Plan 710 - Dalewood Investments

547. FILE Project 21-64 - Sanitary Sewers, Kenollie-Dalewood Area

548. FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

549. FILE OZ-44-61 - Dr. E. Perkin

550. FILE C-13-58 - C. & K. Zamaria

FILE By-law 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connection.

552. FILE 39-64 - Conventions (Ontario Municipal Association)

553. FILE 12-60 - Air Pollution (St. Lawrence Cement

554. FILE 5-64 - Building General (Construction Safety - Hydro Plant Lakeview)

555. FILE 7-64 - Clerk's General (Army, Navy Carnival - Aug. 13, 1964)

556. FILE 190-61 - United Lands Agreement 1961

557. FILE T-15851 - United Lands Corporation Limited

558. FILE OZ-16-64 - United Lands Corporation Limited

559. FILE T-14092 - Mrs. H. Pinkney

560. FILE 7-64 - Clerk's General (Dixie Burnhamthorpe Recreation Assoc.)

R E P O R T

GENERAL COMMITTEE OF COUNCIL MEETING
HELD IN THE COMMITTEE ROOM
July 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, McMillan, Searle, Harrison, Vignale and McKechnie.

STAFF PRESENT: M. D. Henderson and H. E. Stewart.

REPORT NUMBER 26

ITEMS CONSIDERED:

527. FILE 94-63 - CENTENNIAL PROGRAMME (#436)

The Committee considered a letter dated June 26th, 1964, from M. G. Kaye, General Manager of Centennial Celebration Consultants Limited, requesting an opportunity to appear before the General Committee to discuss the possibility of his firm being retained to work with the Township on its Centennial Programme. Mr. Marvin Kaye, Mr. Piere Berton, Mr. Jack Dennett and Mr. John B. Parkin attended the Committee's meeting. Mr. Berton went over some of the background of the Township of Toronto area, pointing out items of historical interest. He suggested that a Centennial Programme should include items of local history and the fact that this area has such a rich background makes it all the more important that consideration be given at this time to exploiting the past. He suggested that steps might be taken to inform the people of Canada and the United States that Wild Bill Coty's family lived in the Cooksville area. He pointed out that authors of two of the world's best sellers lived in the Township.

suggested that this kind of information should be spread far and wide because many people are interested in seeing the area in which the authors of these books lived. He mentioned the "Anne" books and the tremendous attention that is given the cottage in Prince Edward Island where Lilla Montgomery lived and wrote her books. He suggested that the high point of a visit to Prince Edward Island is Ellen Montgomery's cottage. Mr. Berton believes that it is about time that the Township of Toronto reclaimed Etienne Brule because Brule did not come down the Humber River, but rather the Credit River. Mr. Dennett and Mr. Parkin both commented on their desire to see Municipalities make use of their past in their Centennial Programmes in ways as suggested by Mr. Berton, instead of constructing buildings which, in their opinion, will be constructed as needed regardless of the centennial year.

RECOMMENDATION: That Mr. Marvin Kaye, Mr. Pierre Berton, Mr. Jack Dennett, Mr. John B. Parkin and other members of Centennial Celebration Consultants Limited be invited to attend a joint meeting of the General Committee and the Centennial Committee on August 12th, 1964.

528. FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING)

The Committee considered a memo from the Superintendent of Parks dated July 17, 1964, in which he suggested that consideration be given to provide parking facilities for the Credit River skating area. It was pointed out in the memo that parking facilities presently provided on property in the Town of Port Credit may not be available to the T[illegible] during the curling season. It is being recommended to the Clerk of

Port Credit confirmed that the parking space at the arena and at the Owa park would not be available, however, in a later conversation he suggested that the Township of Toronto should write to the Town of Port Credit about this subject, because there may be some space available.

RECOMMENDATION: That a letter be sent to the Clerk of the Town of Port Credit requesting permission to use the space for parking for the Credit River Skating, that was used last season or other similar space and on the same terms.

529. FILE 300-60 - TOMKEN ROAD, DIVISIONS OF LAND (BOYD) (#292)

At the Planning Board's meeting on June 23, 1964, consideration was given to the application by Mr. & Mrs. Boyd for a division of land, which, if approved, would involve a road widening on Tomken Road. The Committee considered a copy of a letter dated June 24, 1964, from the Planning Board to Mr.A. J.C. O'Marra pointing out the Board's decision and the conditions of approval. Mr. O'Marra requested an opportunity to speak to the General Committee regarding the condition which requires the transfer of land to the Township for the widening of Tomken Road. Mr. O'Marra attended and pointed out that the parcel of land from which the widening is requested is over 300 feet in length and the widening required is 84' in depth at one end and 20' in depth at the other. He suggested that full compensation for the land would be two thousand dollars ($2,000.00).

RECOMMENDATION: That Mr. O'Marra's request on behalf of Mr. & Mrs. Boyd be referred to the Township Manager and the Township Engineer for consideration and a report back to the General Committee.

TWO. FILE T-15143 - REVISED - P. STELMACH (#332)

This is a proposed plan of subdivision located south of the commercial development at the corner of Clarkson Road and Highway #2. The subdivison fronts onto Clarkson Road. During the processing of the plan, the developer has objected to a policy requirement of the municipality regarding the construction of a road in the plan. According to the developer, the road is not required for his property as much as it is required for the adjoining property to the south and he believes that he should not have to pay for more than his portion of the cost of constructing the road. The Committee considered a copy of a letter dated June 24th, 1964, from Mr. Weir, solicitor for the subdivider. The Committee was advised that this matter has come before it prior to the subdivison receiving draft approval from the Department of Municipal Affairs because it is a question that can only be considered and answered by the General Committee and Council. Mr. Weir requested that his client be permitted to proceed on the basis that he would construct only enough of the road to give access to the one lot that fronts onto it and that the remainder of the road would be constructed as a result of an agreement between his client and the other owners to the south. His reason for making this request is that it is his opinion that the cost of the road should be borne equally by all those persons benefitting from it.

RECOMMENDATION: That Mr. Weir's request on behalf of Mr. P. Stelmach, be refused.

531. FILE 13-64 - RECREATION GENERAL (FALL & WINTER BROCHURE)

The Committee considered a memo from the Commissioner of Recreation and Parks dated July 13, 1964, in which the reasons for producing a fall and winter brochure for the Parks & Recreation Dept. are stated. There was some discussion as to whether the budget could handle the production of a brochure and Mr. Henderson suggested that he be given an opportunity to consider this aspect to determine whether a brochure similar to the one used last year, or one with a similar kind of information but a less expensive layout.

RECOMMENDATION: That the production of a Fall & Winter Brochure for the Parks and Recreation Dept. be referred to the Township Manager for consideration and a report back to the General Committee.

532. FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS (#493)

The Committee considered the question of a replacement on the Recreation Committee to fill the vacancy created by the death of Roy Cook on July 13th, 1964. It was recommended to Council that Mr. Elgie Harris of Malton be appointed to fill the vacancy, subject to Mr. Harris's accepting this appointment. At Council's meeting, this recommendation was amended to read that this clause be referred back to the General Committee for further consideration.

RECOMMENDATION: That Mr. McMillan and Mr. McKechnie get together to consider this matter and submit a recommendation to the next General Committee meeting.

631. FILE 151-61 - ERINDALE UNITED CHURCH, ADAMSON STREET OPENING (CLOSING OF WILLIAMS STREET)

In 1963, a plan for the opening of Adamson Street through to the new United Church in Erindale and the closing of certain other street allowances, was approved. One of the streets to be closed is the one running south from Dundas Crescent to Adamson Street. It is presently used by Dr. Russell and Mrs. Busby as a driveway. The terms on which the street should be closed were not decided, with reference to the access to Mrs. Busby's property. The closing of the street will probably cut off the access to Mrs. Busby's property unless she can arrange privately with Dr. Russell for access over his property where the driveway is presently located. With this possibility, Mrs. Busby has asked that when the street is closed, that a short driveway probably 25 to 30 feet in length be constructed at the side of her house. In order to do this, it is necessary to remove a spruce tree (now dead) which is approximately 6 to 8 inches in diameter.

RECOMMENDATION: That the Township of Toronto remove the dead spruce tree in order to construct a driveway approximately 25 to 30 feet in length at the west side of Mrs. Busby's house and that the closing of the road allowance at this location be proceeded with on the basis of Council's decision on May 27th, 1963. That decision was to close the road and deed it to the adjoining owners, Dr. Russell and Mrs. Busby, for the sum of $1.00

534. FILE 107-64 - TEXACO TANK FARM (9373)

At Council's meeting on March 9, 1964, Councillor Harrison advised that he had heard that Texaco was using a road on lands owned by them which is zoned residential and connects the Tank Farm with Indian Road. He asked if there was any way to stop this road from being used. This matter was considered by the Committee on various occasions, May 20, April 22, and April 1, 1964. The most recent action was to request further information from the Zoning Department as to whether or not the use of this lane was a permitted use under the Zoning By-law. In a memo dated July 21, 1964, Mr. Reddington has pointed out that the road is not presently in use and that it was used for the transportation of steel in connection with the construction of one of the Regent Tanks. The use was discontinued at the request of Mr. Reddington's Dept. He has also pointed out that "I don't believe that this particular use is permitted under By-law 2313". The Committee is also advised that it was suggested at one point that the Planning Staff do a study in the area and it was requested that the Planning Director submit his comments regarding the possibility of doing such a study. A memo dated April 28, 1964, from Mr. Williams was before the Committee. He pointed out that the area is part of the Clarkson-Lorne Park community which is scheduled for a community study during 1965.

RECOMMENDATION: The Recommendation on this item is in two parts:

1. That the information contained in the Director of Development's memo of July 21, 1964, be received and filed.

2. That the information contained in the Planning Director's memo dated April 28, 1964, be received and filed, with the understanding that the general area between Mississauga Road and Birchview Drive and Canadian National Railway and Queen Elizabeth Way, will be part of the Clarkson-Lorne Park Community Study which will be carried out in 1965.

535. FILE 8-64 - COMPLAINTS (CAMILLA ROAD)

A copy of a petition was before the Committee from residents in the Camilla Road-Pathfinder Drive area, in which it was requested that the Township of Toronto have the owner of property at 2135 Camilla Road, Cooksville, either tear down the tar paper shack at the rear of the larger house or repair it; put in bathroom facilities and in general improve the outside appearance as to compare with the rest of the houses on the street. This petition was signed by approximately 13 residents. The Director of Development was requested to comment and a copy of his memo dated July 21, 1964, was before the Committee. He pointed out that he cannot recommend at this time that a by-law be passed to remove the building, however, he has issued instructions to his Department that the building be kept under continual surveillance and should an opportunity occur, further action by his Department would be instigated.

RECOMMENDATION: That Mr. J. Jackman, the first signature on the petition, be notified that the request as set out in his petition has been investigated, and that the Development Department has been requested to keep the building under surveillance.

536. FILE 125-63 - BLOOR STREET EXTENSION (#12)

At Council's meeting on June 8, 1964, the following resolution was passed:

"And Resolved, that the Minister of Highways of the Department of Highways of Ontario, be requested to designate the extension of Bloor Street from Etobicoke Creek westerly to Cawthra Road as a main thoroughfare for traffic."

In accordance with Council's resolution, the Township Engineer made the application and in a memo dated July [illegible] 1964, Mr. Fraser, the District Engineer, advised that he was returning herewith the following:

(1) A copy of your Council's resolution of last June [illegible] approval of the designation of Bloor Street extension as main thoroughfare;
(2) A copy of your street plan showing Bloor Street extension in purple.

Each bears the approval of the Minister of Highways.

RECOMMENDATION: That the information received from the Department of Highways in a memo dated July 13, 1964, to the Township Engineer, be received and filed.

537. FILE 122-64 - CREDIT RIVER PATROL

On June 16, 1964, the Clerk of Port Credit advised Mr. Henderson that Mr. Blower had appeared before Council and asked that his contract be adjusted to allow for an increase from $2,850.00 to $4,500.00 to cover boat operating expenses. The following items were placed on the Agenda for the Committee's consideration:

(1) A letter from the Clerk of Port Credit to Mr. Henderson dated June 16, 1964;
(2) A memo from the Chief of Police to Mr. Henderson dated June 19, 1964;
(3) A letter from Mr. Henderson to the Clerk of Port Credit dated June 30, 1964;
(4) A letter from the Clerk of Port Credit to Mr. Henderson dated July 3, 1964,
(5) A memo from the Chief of Police to Mr. Henderson dated July 17, 1964.

Copies of all of this correspondence is contained in the above file.

RECOMMENDATION: That the whole matter of the Credit River Patrol be discussed with the Council for the Town of Port Credit.

538. FILE 268-61 - NOISES GENERAL (ANTI-NOISE BY-LAW)

The Committee considered a copy of a draft anti-noise by-law as proposed by the Township Solicitor and recommended by the Chief of Police. A copy of the By-law was attached to the [illegible]

RECOMMENDATION: That the Anti-Noise By-law as proposed by the Township Solicitor and recommended by the Chief of Police be passed by Council

539. FILE 230-60 - FIRE FIGHTERS AGREEMENT (#394)

The Committee considered a letter from the Secretary of the Township of Toronto Fire Fighters', Local 1212, in which it is pointed out that Local 1212 is proceeding to arbitration under the provisions of Section 6, Subsection 1 of the Fire Department's Act for the Province of Ontario and article 14 of the agreement between the Township and the Fire Fighters.

RECOMMENDATION: That the information received in the letter dated July 21, 1964, from Ross E. Kelly, the Secretary of the Township of Toronto Fire Fighters' Association, Local 1212, be noted, and further that Mr. Michael O'Brian, 214 King St. West, Toronto, be appointed as the Corporation of the Township of Toronto's nominee and that the Secretary of Local 1212 be so notified.

540. FILE 97-63 - POLICE AGREEMENT (#466)

The Committee considered a copy of each of two letters; one dated July 21, 1964, from D. R. Latten to Mr. Lunniss; the other from Mr. Latter dated July 21, 1964, to the Honourable Arthur Wishart, Q.C., both having to do with the Police Association's intention to proceed to arbitration. Copies of these letters are contained in the above file.

RECOMMENDATION: That Mr. Latten's letter dated July 21, 1964, be received and filed.

541. FILE 26-64 - ZONING GENERAL (FRANZ DR. & DUNDAS ST.)

A copy of a petition was received from residents of Franz Drive protesting the proposed development of a used car sales outlet on the northerly

corner of Franze Drive and Dundas Highway. A copy of the text of the petition was placed on the Agenda for the Committee's consideration. It was signed by approximately 23 persons. A report from the Director of Development setting out the history of the zoning on this property was also before the Committee.

RECOMMENDATION: That Mr. H. Marshall be notified that the petition has been considered by Council and that the development on the north-east corner of Franze Drive and Dundas Street is within the terms of the zoning by-law.

542. FILE 37-60 - PREQUALIFICATION OF CONTRACTORS

At Council's meeting on July 13, 1964, Deputy-Reeve Murray asked that a check be made to ascertain if a resolution had been passed to the effect that all road bids would be by prequalified contractors. In a report dated July 17, 1964, the Township Engineer has pointed out that in June of 1963, the Council decided that all future road contracts be called as prequalified bids. He went on to explain the situation which has arisen as a result of his experience on two projects and further information from the Department of Highways.

RECOMMENDATION: That the Township Engineer's report dated July 17, 1964, be adopted, and further that the prequalification procedure for road contracts be abandoned.

543. FILE 17-60 - ERINDALE SANITARY LANDFILL (APPROACH BY LONG BRANCH) (#334)

The Committee was advised that Long Branch has been using sanitary landfill facilities in Derry on the east bank of the Credit River. Since this project is to be completed in the near future, Long Branch is in search of

a new location to dispose of its garbage. An approach has been made to the Township of Toronto by Long Branch and a verbal approach be made to dispose of garbage in the Township's sanitary landfill project. A copy of two letters dated July 22, 1964; one from K. G. Elgar, Superintendent of Long Branch, to J. H. McIlroy, Clerk Administrator; the other from Mr. McIlroy to Mr. Henderson, were considered by the Committee.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the Township's Chief Administrative Officer with the assistance of the Township Engineer consider new sites that can be used for sanitary land fill and report back to the General Committee.

2) That the Village of Long Branch be advised that the Township of Toronto is presently looking for sites that can be used for sanitary land fill, because the Township presently has insufficient space for its own use, however, if a new request is made by the Village after the Township has decided on a new location, further consideration will be given at that time .

544. FILE 19-64 - SIDEWALKS (LAKESHORE ROAD, CLARKSON)

The Committee considered a report from the Township Engineer dated July 6, 1964, in which he reported on the cost of constructing a sidewalk or walkway on the south side of Lakeshore Road from Meadowwood Road to Clarkson Road. The report pointed out that the following methods of construction could be used:

1) Construct the sidewalk completely as a concrete walk.

2) Construct a concrete walk only in the areas not presently paved and delineate a walkway on the paved areas by means of precast curbs and white lining through driveways.

The estimated cost of proposal 1 is $5,500, and for proposal 2 is $3,000.

RECOMMENDATION: That the Township Engineer be authorized to proceed with the construction of a sidewalk and walkway on Lakeshore Road from Meadowwood Road to Clarkson Road, in accordance with proposal #2, subject to the amount of money required being found in the Sidewalk and Walkway Budget.

545. FILE 123-64 - PETITIONS GENERAL (SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS, AIRPORT ROAD, MALTON)

The Committee was advised that a petition was received from residents on Airport Road requesting that "A sanitary sewer be constructed on the Airport Road in the Township of Toronto to service the lands within Lots 7 and 8, Concession 7, E.H.S. abutting the said road allowance, together with such other sewers as may be necessary to connect this sewer to the Township sanitary sewer system." The signature on the petition were checked with the Assessment Roll, and it was found that two-thirds of the abutting property owners who represent 50% of the assessed land, value, had not signed the petition.

RECOMMENDATION: That the Township Engineer be authorized to expedite the construction of a sanitary sewer on Airport Road in conjunction with the servicing of the proposed Industrial Subdivision known as International Airport Industrial Estates Limited.

546. FILE 202-60 - CLASS "B" ROADS
FILE REGISTERED PLAN 710 - DALEWOOD INVESTMENTS

The Committee considered a report dated July 24, 1964, from the Township Engineer regarding a problem he has encountered on the 7th Line East in so far as it is presently considered a Class "B" road. Numerous applications have been received to have this restriction lifted.

RECOMMENDATION: That the Township Engineer be instructed to advise the developers of Registered Plan 710 that the Township of Toronto will permit full-load traffic on the Indian Line so that trucks entering Registered Plan 710 will not be inconvenienced by half-load regulations and further that the developers be advised that the half-load restrictions will be enforced on the 7th Line East.

54 . FILE PROJECT [illegible] - SANITARY SEWERS, [illegible] (#436)

The Committee considered a report dated July 22, 1964, from the Municipal Engineer regarding the construction of sanitary sewers in the Kennedy-Trotwood area. The report pointed out that at a previous Committee meeting the recommendation was to delete the proposed service road and Crediton Parkway sewers from the Local Improvement Report dated March 17, 1964, until a more acurate cost of the remaining sewers can be determined. When the tenders were called, the low bid was $88,616.50, adding the usual cost for engineering, advertising, etc. the estimated final cost of the project is $106,200.00. The estimated total cost of the project originally approved in the above mentioned Local Improvement Report was $107,500.00. On this basis there are insufficient funds for the construction of the additional sewers within this project.

RECOMMENDATION: That the construction of sanitary sewers on the South Service Road and Crediton Parkway be abandoned for this year and that further consideration of this project be given within the Capital Budget for 1965.

548. FILE T-15851 - UNITED LANDS CORPORATION LIMITED
FILE 94-63 - CENTENNIAL PROGRAMME (#436)

The Committee considered copies of two letters; one dated July 10, 1964, from Mr. Anthony Adamson to L. W. Finch of United Lands Corporation; and the other from the Director of Planning to Reeve Speck. Both letters have to do with a house located on the proposed plan of subdivision of architectural importance

RECOMMENDATION: That [illegible] Township [illegible] Toronto Historical Foundation [illegible] incorporated be requested to consider this and other properties in the

Township that may be of historical importance to determine whether or not they should be preserved and if so, a priority for consideration.

549. FILE OZ-44-61 - DR. R. PERKIN

This is an application for a change of the Official Plan and Zoning By-law to permit the establishment of four medical offices at the north-west corner of Dixie Road and Kendall Road. The Planning Board considered this application at its meeting on July 7, 1964, when it decided to hold a public meeting and on July 21, 1964, when it decided to recommend that the Official Plan and Zoning By-law be amended to permit this development notwithstanding the existing Residential land use designation and "R4" zoning, in accordance with the requirements for road widening and site development as contained in the Planning Board report. A copy of the Board's report dated July 7, 1964, was attached to the Agenda.

RECOMMENDATION: That the application for an amendment to the Official Plan and Zoning By-law OZ-44-61 - Dr. R. Perkin, be referred to Council for consideration with no recommendation from the General Committee.

550. FILE O-13-58 - C. & K. ZAMARIA (#514)

The Committee considered an application from Mr. & Mrs. Zamaria requesting additional uses for a small proposed shopping centre. The Planning Board considered this request at its meeting on July 7, 1964, when it decided to recommend that the site plan with specific uses indicated and showing other site development standards already agreed upon, to be incorporated into the zoning by-law as a special section. A copy of the Board's report [illegible] was attached to the Agenda.

RECOMMENDATION: That application C-13-58 - C. & E. Samaria, be approved in accordance with the Planning Board's report dated July 7, 1964.

551. FILE BY-LAW 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connection.

This By-law was placed on the Agenda because Deputy-Reeve Murray had been approached by a person owning property in the vicinity of the Domex Subdivision. The subdivider has constructed and paid for the sewer past the property in question and according to by-law 2623, in order for this person to obtain a connection, it will be necessary for him to pay the frontage charges. Mr. Murray requested that consideration be given to amending this by-law so there will not be sections of sewers which will in affect be paid for twice.

RECOMMENDATION: That no amendment be made to by-law 2623 at this time.

552. FILE 39-64 - CONVENTIONS (ONTARIO MUNICIPAL ASSOCIATION)

This item was placed on the Agenda to advise the members of the Committee that reservations have been made for each member of Council on the basis of Mr. & Mrs. for the Holiday Inn in London. Since this is a hold-fast reservation, it is suggested that if any member of Council is not intending to attend, that suitable notification be given to the Clerk's Department so that the cancellation can be made. The Committee was advised that if this information is not received it will be necessary for the Township to pay for the reservations whether they are used or not. At the meeting it was learned that Deputy-Reeve Murray and Councillors McMillan, and Harrison will not be attending the Convention.

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RECOMMENDATION: That those members of Council who do not plan to attend the Ontario Municipal Association Convention, notify the Clerk's Department prior to August 14, 1964, so that the reservations can be cancelled.

553. FILE 12-60 - AIR POLLUTION (ST. LAWRENCE CEMENT)

Mr. Fred Beck and Mr. Penny attended the Committee's meeting on behalf of St. Lawrence Cement requesting that the action taken by the Air Pollution Control Officers be postponed until after the action involving their company in the supreme court is finalized. Mr. Reddington attended the Committee's meeting and pointed out that according to the Air Pollution Control By-law the request by St. Lawrence Cement should be directed to the Air Pollution Appeal Board.

RECOMMENDATION: That Council take no action with regard to the request by St. Lawrence Cement

554. FILE 3-64 - BUILDING GENERAL (CONSTRUCTION SAFETY - HYDRO PLANT LAKEVIEW)

Mr. Reddington attended the Committee's meeting and, in accordance with the construction safety act reported to the Committee that a fatal accident had occurred at the Hydro Generating Station on the Rifle Ranges, and as a result of his investigation, he would recommend that no charges be laid.

RECOMMENDATION: That the report from Mr. Reddington regarding the fatal accident at the Hydro Generating Station on the Rifle Ranges be adopted.

555. FILE 7-64 - CLARK'S MEMORIAL (ARMY - NAVY CARNIVAL) [illegible]

The Committee considered a request from the Army, Navy & Airforce Unit (Lakeview) for permission to operate a carnival on the property owned by Murray Elias on the Rifle Ranges.

RECOMMENDATION: That the Army, Navy & Airforce Lakeview Unit's request for permission to operate a Carnival on property owned by Murray Elias on the Rifle Ranges on August 13, 1964, be approved.

556. FILE 190-61 - UNITED LANDS AGREEMENT 1961 (#524)

The Township's Chief Administrative Officer prepared a report dated July 10, 1964, entitled United Lands Corporation Limited, Clarkson Area Developments. This report explained the history of the United Lands Development leading up to the 1961 Agreement and information regarding the status of the development at the present time.

RECOMMENDATION: That the information contained in the Township Chief Administrative Officer's report re: United Land Corporation Ltd. Clarkson Area Development dated July 10, 1964, be received and filed.

557. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#525)

This is a proposed plan of subdivision located south of Dundas Highway on the west side of Southdown Road. The Planning Board considered this proposal at its meeting on Tuesday, June 23, 1964, when it decided to recommend that it be forwarded to the Metropolitan Planning Board and the Department of Municipal Affairs for draft approval subject to certain conditions. A copy of the Board's report is contained in the above file.

RECOMMENDATION: That proposed plan of subdivision T-15851 - United Lands Corporation Limited be recommended to the Metropolitan Toronto

Planning Board and the Department of Municipal Affairs for draft approval subject to the conditions as recommended by the Planning Board at its meeting on June 23, 1964; and further, subject to the developer agreeing that in the event that the municipality is interested in obtaining Thorne Lodge that he will agree to an amendment to that section of the Plan to provide for its preservation.

558. FILE OZ-16-64 - UNITED LANDS CORPORATION LIMITED (#526)

This is a comprehensive application requesting a change of zoning to facilitate the development of an area covered by draft plan of subdivision T-15851. The Planning Board considered this request at its meeting on June 23, 1964, when it decided to recommend that the application be approved; and further, that the actual zone category for Block "E" be deferred until satisfactory detailed development proposals have been received.

RECOMMENDATION: That the Planning Board's recommendation on file OZ-16-64 - United Lands Corporation Limited be adopted; and further, that all owners of property within a radius of 300 feet of the property under consideration be notified of when the application will be considered at Council's meeting of August 24, at 7:30 p.m., with the understanding that if the application is approved, by-laws will not be passed by Council until after the proposed plan of subdivision has received draft approval.

[illegible] FILE [illegible] - MRS. H. PINKNEY [illegible]

The Committee considered a copy of a letter dated July 15, 1964, from the firm of Haines, Adamson, Rogers, Macauley, Lowie & Freeman, on behalf of the Pinkney expropriation. The concern as set out in the letter is that water supply to the Pinkney house is from a well located on the property acquired by the Municipality.

RECOMMENDATION: That the Property Agent be authorized to negotiate with Mrs. Pinkney for the continued use of the well until September 1st, 1964.

560. FILE 7-64 - CLERKS GENERAL (DIXIE BURNHAMTHORPE RECREATION ASSOCIATION)

At Council's meeting on July 27, 1964, an invitation from Brian Lewis to the Council for a soft ball game, was considered. It was decided to refer this matter to the General Committee.

RECOMMENDATION: That the Invitation from the Dixie Burnhamthorpe Bells and the Dixie Burnhamthorpe Recreation Association be accepted provided the team can be made up from the Municipal Council and its staff with the understanding that at least three members of Council will be on the team at all times.

The meeting adjourned at 5:40 p.m.

REPORT ADOPTED:

CHAIRMAN

[illegible]

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GENERAL COMMITTEE AGENDA, JULY 29, 1964

527. FILE 94-63 - Centennial Programme

528. FILE 29-62 - Skating Area (Credit River Parking)

529. FILE 300-60 - Tomken Road, Divisions of Land (Boyd)

530. FILE T-15143 - Revised - P. Stelmach

531. FILE 18-64 - Recreation General (Fall & Winter Brochure)

532. FILE 336-60 - Recreation Committee Appointments

533. FILE 151-61 - Erindale United Church, Adamson Street Opening (Closing of Williams Street)

534. FILE 107-64 - Texaco Tank Farm

535. FILE 8-64 - Complaints (Camilla Road)

536. FILE 125-63 - Bloor Street Extension

537. FILE 122-64 - Credit River Patrol

538. FILE 268-61 - Noises General (Anti-noise By-law)

539. FILE 280-60 - Fire Fighters Agreement

540. FILE 97-63 - Police Agreement

541. FILE 26-64 - Zoning General (Franze Dr. & Dundas St.)

542. FILE 37-60 - Prequalification of contractors

543. FILE 17-60 - Erindale Sanitary Landfill (Approach by Long Branch)

544. FILE 19-64 - Sidewalks (Lakeshore Road, Clarkson)

545. FILE 123-64 - Petitions General (Sanitary Sewer and Private Drain Connections, Airport Road, Malton)

546. FILE 202-60 - Class "B" Roads
FILE Registered Plan 710 - Dalewood Investments

547. FILE Project 21-64 - Sanitary Sewers, Kennair-Trotwood Area

FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

549. FILE OZ-44-61 - Dr. R. Perkin

550. FILE O-13-58 - C. & K. Zamaria

551. FILE By-law 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connection.

552. FILE 39-64 - Conventions (Ontario Municipal Association)

553. FILE 12-60 - Air Pollution (St. Lawrence Cement

554. FILE 5-64 - Building General (Construction Safety - Hydro Plant Lakeview)

555. FILE 7-64 - Clerk's General (Army, Navy Carnival - Aug. 13, 1964)

556. FILE 190-61 - United Lands Agreement 1961

557. FILE T-15851 - United Lands Corporation Limited

558. FILE OZ-16-64 - United Lands Corporation Limited

559. FILE T-14092 - Mrs. H. Pinkney

560. FILE 7-64 - Clerk's General (Dixie Burnhamthorpe Recreation Assoc.)

REPORT

GENERAL COMMITTEE OF COUNCIL MEETING
HELD IN THE COMMITTEE ROOM
July 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, McMillan, Searle, Harrison, Vignale and McKechnie.

STAFF PRESENT: M. D. Henderson and H. E. Stewart.

REPORT NUMBER 26

ITEMS CONSIDERED:

527. **FILE 94-63 - CENTENNIAL PROGRAMME** (#436)

The Committee considered a letter dated June 26th, 1964, from M. G. Kaye, General Manager of Centennial Celebration Consultants Limited, requesting an opportunity to appear before the General Committee to discuss the possibility of his firm being retained to work with the Township on its Centennial Programme. Mr. Marvin Kaye, Mr. Piere Berton, Mr. Jack Dennett and Mr. John B. Parkin attended the Committee's meeting. Mr. Berton went over some of the background of the Township of Toronto area, pointing out items of historical interest. He suggested that a Centennial Programme should include items of local history and the fact that this area has such a rich background makes it all the more important that consideration be given at this time to exploiting the past. He suggested that steps might be taken to inform the people of Canada and the United States that Wild Bill Coty's family lived in the Cooksville area. He pointed out that authors of two of the world's best sellers lived in the Township,

suggested that this kind of information should be spread far and wide because many people are interested in seeing the area in which the authors of these books lived. He mentioned the "Anne" books and the tremendous attention that is given the cottage in Prince Edward Island where Ellen Montgomery lived and wrote her books. He suggested that the high point of a visit to Prince Edward Island is Ellen Montgomery's cottage. Mr. Berton believes that it is about time that the Township of Toronto reclaimed Etienne Brule because Brule did not come down the Humber River, but rather the Credit River. Mr. Dennett and Mr. Parkin both commented on their desire to see Municipalities make use of their past in their Centennial Programmes in ways as suggested by Mr. Berton, instead of constructing buildings which, in their opinion, will be constructed as needed regardless of the centennial year.

RECOMMENDATION: That Mr. Marvin Kaye, Mr. Piere Berton, Mr. Jack Dennett, Mr. John B. Parkin and other members of Centennial Celebration Consultants Limited be invited to attend a joint meeting of the General Committee and the Centennial Committee on August 12th, 1964.

528. **FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING)**

The Committee considered a memo from the Superintendent of Parks dated July 17, 1964, in which he suggested that consideration be given to provide parking facilities for the Credit River skating area. It was pointed out in the memo that parking facilities presently provided on property in the Town of Port Credit may not be available to the Township during the coming season. In a telephone conversation the Clerk of

Port Credit confirmed that the parking space at the arena and at the town park would not be available, however, in a later conversation he suggested that the Township of Toronto should write to the Town of Port Credit about this subject, because there may be some space available.

RECOMMENDATION: That a letter be sent to the Clerk of the Town of Port Credit requesting permission to use the space for parking for the Credit River Skating, that was used last season or other similar space and on the same terms.

529. FILE 300-60 - TOMKEN ROAD, DIVISIONS OF LAND (BOYD) (#292)

At the Planning Board's meeting on June 23, 1964, consideration was given to the application by Mr. & Mrs. Boyd for a division of land, which, if approved, would involve a road widening on Tomken Road. The Committee considered a copy of a letter dated June 24, 1964, from the Planning Board to Mr.A. J.C. O'Marra pointing out the Board's decision and the conditions of approval. Mr. O'Marra requested an opportunity to speak to the General Committee regarding the condition which requires the transfer of land to the Township for the widening of Tomken Road. Mr. O'Marra attended and pointed out that the parcel of land from which the widening is requested is over 300 feet in length and the widening required is 84' in depth at one end and 20' in depth at the other. He suggested that full compensation for the land would be two thousand dollars ($2,000.00).

RECOMMENDATION: That Mr. O'Marra's request on behalf of Mr. & Mrs. Boyd be referred to the Township Manager and the Township Engineer for consideration and a report back to the General Committee.

10. FILE T-15143 - REVISED - P. STELMACH (#332)

This is a proposed plan of subdivision located south of the commercial development at the corner of Clarkson Road and Highway #2. The subdivison fronts onto Clarkson Road. During the processing of the plan, the developer has objected to a policy requirement of the municipality regarding the construction of a road in the plan. According to the developer, the road is not required for his property as much as it is required for the adjoining property to the south and he believes that he should not have to pay for more than his portion of the cost of constructing the road. The Committee considered a copy of a letter dated June 24th, 1964, from Mr. Weir, solicitor for the subdivider. The Committee was advised that this matter has come before it prior to the subdivison receiving draft approval from the Department of Municipal Affairs because it is a question that can only be considered and answered by the General Committee and Council. Mr. Weir requested that his client be permitted to proceed on the basis that he would construct only enough of the road to give access to the one lot that fronts onto it and that the remainder of the road would be constructed as a result of an agreement between his client and the other owners to the south. His reason for making this request is that it is his opinion that the cost of the road should be borne equally by all those persons benefitting from it.

RECOMMENDATION: That Mr. Weir's request on behalf of Mr. P. Stelmach, be refused.

531. **FILE 18-64 - RECREATION GENERAL (FALL & WINTER BROCHURE)**

The Committee considered a memo from the Commissioner of Recreation and Parks dated July 13, 1964, in which the reasons for producing a fall and winter brochure for the Parks & Recreation Dept. are stated. There was some discussion as to whether the budget could handle the production of a brochure and Mr. Henderson suggested that he be given an opportunity to consider this aspect to determine whether a brochure similar to the one used last year, or one with a similar kind of information but a less expensive layout.

RECOMMENDATION: That the production of a Fall & Winter Brochure for the Parks and Recreation Dept. be referred to the Township Manager for consideration and a report back to the General Committee.

532. **FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS** (#493)

The Committee considered the question of a replacement on the Recreation Committee to fill the vacancy created by the death of Roy Cook on July 13th, 1964. It was recommended to Council that Mr. Elgie Harris of Malton be appointed to fill the vacancy, subject to Mr. Harris's accepting this appointment. At Council's meeting, this recommendation was amended to read that this clause be referred back to the General Committee for further consideration.

RECOMMENDATION: That Mr. McMillan and Mr. McKechnie get together to consider this matter and submit a recommendation to the next General Committee meeting.

533. FILE 151-61 - ERINDALE UNITED CHURCH, ADAMSON STREET OPENING (CLOSING OF WILLIAMS STREET)

In 1963, a plan for the opening of Adamson Street through to the new United Church in Erindale and the closing of certain other street allowances, was approved. One of the streets to be closed is the one running south from Dundas Crescent to Adamson Street. It is presently used by Dr. Russell and Mrs. Busby as a driveway. The terms on which the street should be closed were not decided, with reference to the access to Mrs. Busby's property. The closing of the street will probably cut off the access to Mrs. Busby's property unless she can arrange privately with Dr. Russell for access over his property where the driveway is presently located. With this possibility, Mrs Busby has asked that when the street is closed, that a short driveway probably 25 to 30 feet in length be constructed at the side of her house. In order to do this, it is necessary to remove a spruce tree (now dead) which is approximately 6 to 8 inches in diameter.

RECOMMENDATION: That the Township of Toronto remove the dead spruce tree in order to construct a driveway approximately 25 to 30 feet in length at the west side of Mrs. Busby's house and that the closing of the road allowance at this location be proceeded with on the basis of Council's decision on May 27th, 1963. That decision was to close the road and deed it to the adjoining owners, Dr. Russell and Mrs. Busby, for the sum of $1.00.

534. FILE 107-64 - TEXACO TANK FARM (#373)

At Council's meeting on March 9, 1964, Councillor Harrison advised that he had heard that Texaco was using a road on lands owned by them which is zoned residential and connects the Tank Farm with Indian Road He asked if there was any way to stop this road from being used. This matter was considered by the Committee on various occasions, May 20, April 22, and April 1, 1964. The most recent action was to request further information from the Zoning Department as to whether or not the use of this lane was a permitted use under the Zoning By-law In a memo dated July 21, 1964, Mr. Reddington has pointed out that the road is not presently in use and that it was used for the transportation of steel in connection with the construction of one of the Regent Tanks. The use was discontinued at the request of Mr. Reddington's Dept. He has also pointed out that "I don't believe that this particular use is permitted under By-law 2813". The Committee is also advised that it was suggested at one point that the Planning Staff do a study in the area and it was requested that the Planning Director submit his comments regarding the possibility of doing such a study. A memo dated April 28, 1964, from Mr. Williams was before the Committee. He pointed out that the area is part of the Clarkson-Lorne Park community which is scheduled for a community study during 1965.

RECOMMENDATION: The Recommendation on this item is in two parts.

1. That the information contained in the Director of Development's memo of July 21, 1964, be received and filed.

2. That the information contained in the Planning Director's memo dated April 28, 1964, be received and filed, with the understanding that the general area between Mississauga Road and Birchview Drivef and Canadian National Railway and Queen Elizabeth Way, will be part of the Clarkson-Lorne Park Community Study which will be carried out in 1965.

535. FILE 8-64 - COMPLAINTS (CAMILLA ROAD)

A copy of a petition was before the Committee from residents in the Camilla Road-Pathfinder Drive area, in which it was requested that the Township of Toronto have the owner of property at 2135 Camilla Road, Cooksville, either tear down the tar paper shack at the rear of the larger house or repair it; put in bathroom facilities and in general improve the outside appearance as to compare with the rest of the houses on the street. This petition was signed by approximately 13 residents. The Director of Development was requested to comment and a copy of his memo dated July 21, 1964, was before the Committee. He pointed out that he cannot recommend at this time that a by-law be passed to remove the building, however, he has issued instructions to his Department that the building be kept under continual surveillance and should an opportunity occur, further action by his Department would be instigated.

RECOMMENDATION: That Mr. J. Jackman, the first signature on the petition, be notified that the request as set out in his petition has been investigated, and that the Development Department has been requested to keep the building under surveillance.

536. FILE 125-63 - BLOOR STREET EXTENSION (#12)

At Council's meeting on June 8, 1964, the following resolution was passed:

"And Resolved, that the Minister of Highways of the Department of Highways of Ontario, be requested to designate the extension of Bloor Street from Etobicoke Creek westerly to Cawthra Road as a main thoroughfare for traffic."

In accordance with Council's resolution, the Township Engineer made the application and in a memo dated July 13, 1964, Mr. Fraser, the District Engineer, advised that he was returning herewith the following:

(1) A copy of your Council's resolution of last June 8, requesting approval of the designation of Bloor Street extension as main thoroughfare,

(2) A copy of your street plan showing Bloor Street extension in purple.

Each bears the approval of the Minister of Highways.

RECOMMENDATION: That the information received from the Department of Highways in a memo dated July 13, 1964, to the Township Engineer, be received and filed.

537. FILE 122-64 - CREDIT RIVER PATROL

On June 16, 1964, the Clerk of Port Credit advised Mr. Henderson that Mr. Blower had appeared before Council and asked that his contract be adjusted to allow for an increase from $2,850.00 to $4,500.00 to cover boat operating expenses. The following items were placed on the Agenda for the Committee's consideration:

(1) A letter from the Clerk of Port Credit to Mr. Henderson dated June 16, 1964;
(2) A memo from the Chief of Police to Mr. Henderson dated June 19, 1964;
(3) A letter from Mr. Henderson to the Clerk of Port Credit dated June 30, 1964;
(4) A letter from the Clerk of Port Credit to Mr. Henderson dated July 3, 1964,
(5) A memo from the Chief of Police to Mr. Henderson dated July 17, 1964.

Copies of all of this correspondence is contained in the above file.

RECOMMENDATION: That the whole matter of the Credit River Patrol be discussed with the Council for the Town of Port Credit.

538. FILE 268-61 - NOISES GENERAL (ANTI-NOISE BY-LAW)

The Committee considered a copy of a draft anti-noise by-law as proposed by the Township Solicitor and recommended by the Chief of Police. A copy of the By-law was attached to the Agenda.

RECOMMENDATION: That the Anti-Noise By-law as proposed by the Township Solicitor and recommended by the Chief of Police be passed by Council.

539. FILE 280-60 - FIRE FIGHTERS AGREEMENT (#394)

The Committee considered a letter from the Secretary of the Township of Toronto Fire Fighters', Local 1212, in which it is pointed out that Local 1212 is proceeding to arbitration under the provisions of Section 6, Subsection 1 of the Fire Department's Act for the Province of Ontario and article 14 of the agreement between the Township and the Fire Fighters.

RECOMMENDATION: That the information received in the letter dated July 21, 1964, from Ross E. Kelly, the Secretary of the Township of Toronto Fire Fighters' Association, Local 1212, be noted, and further that Mr. Michael O'Brian, 214 King St. West, Toronto, be appointed as the Corporation of the Township of Toronto's nominee and that the Secretary of Local 1212 be so notified.

540. FILE 97-63 - POLICE AGREEMENT (#466)

The Committee considered a copy of each of two letters; one dated July 21, 1964, from D. R. Latten to Mr. Lummiss; the other from Mr. Latter dated July 21, 1964, to the Honourable Arthur Wishart, Q.C., both having to do with the Police Association's intention to proceed to arbitration. Copies of these letters are contained in the above file.

RECOMMENDATION: That Mr. Latten's letter dated July 21, 1964, be received and filed.

541. FILE 26-64 - ZONING GENERAL (FRANZE DR. & DUNDAS ST.)

A copy of a petition was received from residents on Franze Drive complaining about the proposed development of a used car sales outlet on the north-east

corner of Franze Drive and Dundas Highway. A copy of the text of the petition was placed on the Agenda for the Committee's consideration. It was signed by approximately 23 persons. A report from the Director of Development setting out the history of the zoning on this property was also before the Committee.

RECOMMENDATION: That Mr. H. Marshall be notified that the petition has been considered by Council and that the development on the north-east corner of Franze Drive and Dundas Street is within the terms of the zoning by-lay.

542. FILE 37-60 - PREQUALIFICATION OF CONTRACTORS

At Council's meeting on July 13, 1964, Deputy-Reeve Murray asked that a check be made to ascertain if a resolution had been passed to the effect that all road bids would be by prequalified contractors. In a report dated July 17, 1964, the Township Engineer has pointed out that in June of 1963, the Council decided that all future road contracts be called as prequalified bids. He went on to explain the situation which has arisen as a result of his experience on two projects and further information from the Department of Highways.

RECOMMENDATION: That the Township Engineer's report dated July 17, 1964, be adopted, and further that the prequalification procedure for road contracts be abandoned.

543. FILE 17-60 - ERINDALE SANITARY LANDFILL (APPROACH BY LONG BRANCH) (#334)

The Committee was advised that Long Branch has been using sanitary landfill facilities in Metro on the east bank of the Mimico Creek. Since this project is to be completed in the near future, Long Branch is in search of

a new location to dispose of its garbage. An approach has been made to the Township of Toronto by Long Branch and a verbal approach by Miaico to dispose of garbage in the Township's sanitary landfill project. A copy of two letters dated July 22, 1964: one from K. G. Elgar, Superintendent of Long Branch, to J. M. McIlroy, Clerk Administrator; the other from Mr. McIlroy to Mr. Henderson, were considered by the Committee.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the Township's Chief Administrative Officer with the assistance of the Township Engineer consider new sites that can be used for sanitary land fill and report back to the General Committee.

2) That the Village of Long Branch be advised that the Township of Toronto is presently looking for sites that can be used for sanitary land fill, because the Township presently has insufficient space for its own use, however, if a new request is made by the Village after the Township has decided on a new location, further consideration will be given at that time.

544. FILE 19-64 - SIDEWALKS (LAKESHORE ROAD, CLARKSON)

The Committee considered a report from the Township Engineer dated July 6, 1964, in which he reported on the cost of constructing a sidewalk or walkway on the south side of Lakeshore Road from Meadowwood Road to Clarkson Road. The report pointed out that the following methods of construction could be used:

1) Construct the sidewalk completely as a concrete walk.

2) Construct a concrete walk only in the areas not presently paved and delineate a walkway on the paved areas by means of precast curbs and white lining through driveways.

The estimated cost of proposal 1 is $5,500, and for proposal 2 is $3,000.

RECOMMENDATION: That the Township Engineer be authorized to proceed with the construction of a sidewalk and walkway on Lakeshore Road from Meadowwood Road to Clarkson Road, in accordance with proposal #2, subject to the amount of money required being found in the Sidewalk and Walkway Budget.

545. **FILE 123-64 - PETITIONS GENERAL (SANITARY SEWER AND PRIVATE DRAIN CONNECTIONS, AIRPORT ROAD, HALTON)**

The Committee was advised that a petition was received from residents on Airport Road requesting that "A sanitary sewer be constructed on the Airport Road in the Township of Toronto to service the lands within Lots 7 and 8, Concession 7, E.H.S. abutting the said road allowance, together with such other sewers as may be necessary to connect this sewer to the Township sanitary sewer system." The signature on the petition were checked with the Assessment Roll, and it was found that two-thirds of the abutting property owners who represent 50% of the assessed land, value, had not signed the petition.

RECOMMENDATION: That the Township Engineer be authorized to expedite the construction of a sanitary sewer on Airport Road in conjunction with the servicing of the proposed Industrial Subdivision known as International Airport Industrial Estates Limited.

546. **FILE 202-60 - CLASS "B" ROADS**
FILE REGISTERED PLAN 710 - DALEWOOD INVESTMENTS

The Committee considered a report dated July 24, 1964, from the Township Engineer regarding a problem he has encountered on the 7th Line East in so far as it is presently considered a Class "B" road. Numerous applications have been received to have this restriction lifted.

RECOMMENDATION: That the Township Engineer be instructed to advise the developers of Registered Plan 710 that the Township of Toronto will permit full-load traffic on the Indian Line so that trucks entering Registered Plan 710 will not be inconvenienced by half-load restrictions and further, that the developers be advised that the ~~half-load~~ CLASS B RD. restrictions will be enforced on the 7th Line East.

547. **FILE PROJECT 21-64 - SANITARY SEWERS, KENMUIR-TROTWOOD AREA (#207)**

The Committee considered a report dated July 22, 1964, from the Township Engineer regarding the construction of sanitary sewers in the Kenmuir-Trotwood area. The report pointed out that at a previous Committee meeting the recommendation was to delete the proposed service road and Crediton Parkway sewers from the Local Improvement Report dated March 17, 1964, until a more acurate cost of the remaining sewers can be determined. When the tenders were called, the low bid was $88,616.50, adding the usual cost for engineering, advertising, etc. the estimated final cost of the project is $106,200.00. The estimated total cost of the project originally approved in the above mentioned Local Improvement Report was $107,500.00. On this basis there are insufficient funds for the construction of the additional sewers within this project.

RECOMMENDATION: That the construction of sanitary sewers on the South Service Road and Crediton Parkway be abandoned for this year and that further consideration of this project be given within the Capital Budget for 1965.

548. **FILE T-15851 - UNITED LANDS CORPORATION LIMITED**
FILE 94-63 - CENTENNIAL PROGRAMME (#436)

The Committee considered copies of two letters; one dated July 10, 1964, from Mr. Anthony Adamson to L. W. Finch of United Lands Corporation; and the other from the Director of Planning to Reeve Speck. Both letters have to do with a house located on the proposed plan of subdivision of architectural importance.

RECOMMENDATION: That the Township of Toronto Historical Foundation Incorporated be requested to consider this and other properties in the

Township that may be of historical importance to determine whether or not they should be preserved and if so, a priority for consideration.

549. FILE OZ-44-61 - DR. R. PERKIN

This is an application for a change of the Official Plan and Zoning By-law to permit the establishment of four medical offices at the north-west corner of Dixie Road and Kendall Road. The Planning Board considered this application at its meeting on July 7, 1964, when it decided to hold a public meeting and on July 21, 1964, when it decided to recommend that the Official Plan and Zoning By-law be amended to permit this development notwithstanding the existing Residential land use designation and "R4" zoning, in accordance with the requirements for road widening and site development as contained in the Planning Board report. A copy of the Board's report dated July 7, 1964, was attached to the Agenda.

RECOMMENDATION: That the application for an amendment to the Official Plan and Zoning By-law OZ-44-61 - Dr. R. Perkin, be referred to Council for consideration with no recommendation from the General Committee.

550. FILE O-13-58 - C. & K. ZAMARIA (#514)

The Committee considered an application from Mr. & Mrs. Zamaria requesting additional uses for a small proposed shopping centre. The Planning Board considered this request at its meeting on July 7, 1964, when it decided to recommend that the site plan with specific uses indicated and showing other site development standards already agreed upon, to be incorporated into the zoning by-law as a special section. A copy of the Board's report dated July 7, 1964, was attached to the Agenda.

RECOMMENDATION: That application O-13-58 - C. & K. Zamaria, be approved in accordance with the Planning Board's report dated July 7, 1964.

551. **FILE BY-LAW 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connection.**

This By-law was placed on the Agenda because Deputy-Reeve Murray had been approached by a person owning property in the vicinity of the Domex Subdivision. The subdivider has constructed and paid for the sewer past the property in question and according to by-law 2623, in order for this person to obtain a connection, it will be necessary for him to pay the frontage charges. Mr. Murray requested that consideration be given to amending this by-law so there will not be sections of sewers which will in effect be paid for twice.

RECOMMENDATION: That no amendment be made to by-law 2623 at this time.

552. **FILE 39-64 - CONVENTIONS (ONTARIO MUNICIPAL ASSOCIATION)**

This item was placed on the Agenda to advise the members of the Committee that reservations have been made for each member of Council on the basis of Mr. & Mrs. for the Holiday Inn in London. Since this is a hold-fast reservation, it is suggested that if any member of Council is not intending to attend, that suitable notification be given to the Clerk's Department so that the cancellation can be made. The Committee was advised that if this information is not received it will be necessary for the Township to pay for the reservations whether they are used or not At the meeting it was learned that Deputy-Reeve Murray and Councillors McMillan, and Harrison will not be attending the Convention.

RECOMMENDATION: That other members of Council who do not plan to attend the Ontario Municipal Association Convention, notify the Clerk's Department prior to August 14, 1964, so that the reservations can be cancelled.

553. FILE 12-60 - AIR POLLUTION (ST. LAWRENCE CEMENT)

Mr. Fred Beck and Mr. Penny attended the Committee's meeting on behalf of St. Lawrence Cement requesting that the action taken by the Air Pollution Control Officers be postponed until after the action involving their company in the supreme court is finalized. Mr. Reddington attended the Committee's meeting and pointed out that according to the Air Pollution Control By-law the request by St. Lawrence Cement should be directed to the Air Pollution Appeal Board.

RECOMMENDATION: That Council take no action with regard to the request by St. Lawrence Cement.

554. FILE 5-64 - BUILDING GENERAL (CONSTRUCTION SAFETY - HYDRO PLANT LAKEVIEW)

Mr. Reddington attended the Committee's meeting and, in accordance with the construction safety act reported to the Committee that a fatal accident had occurred at the Hydro Generating Station on the Rifle Ranges, and as a result of his investigation, he would recommend that no charges be laid.

RECOMMENDATION: That the report from Mr. Reddington regarding the fatal accident at the Hydro Generating Station on the Rifle Ranges be adopted.

555. FILE 7-64 - CLERK'S GENERAL (ARMY - NAVY CARNIVAL) (Aug. 11/64)

The Committee considered a request from the Army, Navy & Airforce Unit (Lakeview) for permission to operate a carnival on the property owned by Murray Elias on the Rifle Ranges.

RECOMMENDATION: That the Army, Navy & Airforce Lakeview Unit 's request for permission to operate a Carnival on property owned by Murray Elias on the Rifle Ranges on August 13, 1964, be approved.

556. FILE 190-61 - UNITED LANDS AGREEMENT 1961 (#524)

The Township's Chief Administrative Officer prepared a report dated July 10, 1964, entitled United Lands Corporation Limited, Clarkson Area Developments. This report explained the history of the United Lands Development leading up to the 1961 Agreement and information regarding the status of the development at the present time.

RECOMMENDATION: That the information contained in the Township Chief Administrative Officer's report re: United Land Corporation Ltd. Clarkson Area Development dated July 10, 1964, be received and filed.

557. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#525)

This is a proposed plan of subdivision located south of Dundas Highway on the west side of Southdown Road. The Planning Board considered this proposal at its meeting on Tuesday, June 23, 1964, when it decided to recommend that it be forwarded to the Metropolitan Planning Board and the Department of Municipal Affairs for draft approval subject to certain conditions. A copy of the Board's report is contained in the above file.

RECOMMENDATION: That proposed plan of subdivision T-15851 - United Lands Corporation Limited be recommended to the Metropolitan Toronto

Planning Board and the Department of Municipal Affairs for draft approval subject to the conditions as recommended by the Planning Board at its meeting on June 23, 1964; and further, subject to the developer agreeing that in the event that the municipality is interested in obtaining Thorne Lodge that he will agree to an amendment to that section of the Plan to provide for its preservation.

558. FILE OZ-16-64 - UNITED LANDS CORPORATION LIMITED (#526)

This is a comprehensive application requesting a change of zoning to facilitate the development of an area covered by draft plan of subdivision T-15851. The Planning Board considered this request at its meeting on June 23, 1964, when it decided to recommend that the application be approved; and further, that the actual zone category for Block "E" be deferred until satisfactory detailed development proposals have been received.

RECOMMENDATION: That the Planning Board's recommendation on file OZ-16-64 - United Lands Corporation Limited be adopted; and further, that all owners of property within a radius of 300 feet of the property under consideration be notified of when the application will be considered at Council's meeting of August 24, at 7:30 p.m., with the understanding that if the application is approved, by-laws will not be passed by Council until after the proposed plan of subdivision has received draft approval.

559. FILE T-14092 - MRS. H. PINKNEY (#392)

The Committee considered a copy of a letter dated July 15, 1964, from the firm of Haines, Adamson, Rogers, Macauley, Howie & Freeman, on behalf of the Pinkney expropriation. The concern as set out in the letter is that water supply to the Pinkney house is from a well located on the property acquired by the Municipality.

RECOMMENDATION: That the Property Agent be authorized to negotiate with Mrs. Pinkney for the continued use of the well until September 1st, 1964.

560. FILE 7-64 - CLERKS GENERAL (DIXIE BURNHAMTHORPE RECREATION ASSOCIATION)

At Council's meeting on July 27, 1964, an invitation from Brian Lewis to the Council for a soft ball game, was considered. It was decided to refer this matter to the General Committee.

RECOMMENDATION: That the Invitation from the Dixie Burnhamthorpe Bells and the Dixie Burnhamthorpe Recreation Association be accepted provided the team can be made up from the Municipal Council and its staff with the understanding that at least three members of Council will be on the team at all times.

The meeting adjourned at 5:40 p.m.

REPORT ADOPTED:

Frank J. McKechnie
CHAIRMAN

REEVE

T 143

RESOLUTION

August 10 SESSION 19 64 No.

MOVED BY C D Jenkins

SECONDED BY

And resolved that item No. 539 of the amended General committee report of July 29, 1964 be by adding to the recommendation the following:-

And That the bargaining committe of the Township of Toronto Fire Fighters Local ★ xxx be invited to meet with General committee on Aug xx 1964 or as soon thereafter as possible.

Carried

Frank J. McKechnie

T 143

RESOLUTION

August 10 SESSION 19 64 No.

MOVED BY C D Jinkin

SECONDED BY

And resolved that item No 5&0 of the General committee report of July 29, 1964 be amended by adding to the recommendation the following:-

And that the bargaining committe of the Township of Toronto Police Association be invited to meet with General committee on August 12, 1964 or as soon thereafter as possible.

Carried

Clerk

T 143

RESOLUTION

August 10 SESSION 1964 No.

MOVED BY C. D. Jenkins

SECONDED BY

Amendment to item #549
General Committee Report
dated July 29, 1964

"That this item be deferred
for consideration until the
Council meeting on August 24, 1964

Carried
Yeas 9 Nays 0

Cooksville, Ontario,
August 10, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on August 10th, commencing at 1:30 p.m. The following members were present: Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, and M. D. Henderson, Treasurer and Chief Administrative Officer.

Minutes of meetings held on July 27th and July 29th, 1964, were adopted as read.

DEPUTATIONS

RE: REGISTERED PLAN 692 - ROGERSWOOD ESTATES - Mr. Welton, on behalf of Rogerswood Estates, appeared before Council requesting permission to install the underground services in Phase II of their development prior to registration. He stated that his firm is endeavouring to fulfil all the Township requirements for the subdivision and expects that these requirements will be met in the near future. However, they wish to proceed with the installation of underground services, prior to registration, in order to have lots available to builders for early fall construction. This matter was referred to General Committee for Wednesday afternoon and every effort is to be made to have all the necessary agreements ready at that time.

RE: FILE OZ-44-61 - DR. R.PERKIN - Mr. Garbutt appeared before Council to ascertain if the requested adjournment of this item would be granted. A letter from Murray V. Jones & Associates, Consultants, was read and a motion to defer this matter until the Council Meeting on August 24th was voted on and passed.

COMMUNICATIONS

Murray V. Jones & Associates - letter requesting deferment of application OZ/44-61 until August 24th Council Meeting. This request was granted.

Building Report setting out figures for the month of July, for the year to the end of July, 1964 with comparative figures to the end of July, 1963. Information to be noted.

Assessment Department, Township of Toronto - report on Section 53 assessment for the year to date with comparative figures for the year 1963. Information to be noted.

COMMITTEE REPORTS

On motion by Councillor Jenkins Council moved into committee for presentation of Committee Reports; Councillor McKechnie in the Chair.

GENERAL COMMITTEE REPORT DATED JULY 29, 1964

RE: ITEM #539 - FILE 280-60 - FIRE FIGHTERS AGREEMENT - The recommendation on this item was amended to read as follows:

> "That the information received in the letter dated July 21, 1964, from Ross E. Kelly, the Secretary of the Township of Toronto Fire Fighters' Association, Local 1212, be noted; and further that Mr. Michael O'Brian, 214 King St. West, Toronto, be appointed as the Corporation of the Township of Toronto's nominee and that the Secretary of Local 1212 be so notified; and that the bargaining committee of the Township of Toronto Fire Fighters Local 1212 be invited to meet with General Committee on Aug. 12, 1964, or as soon thereafter as possible."

RE; ITEM #540 - FILE 97-63 - POLICE AGREEMENT (#466) - The recommendation on this item was amended to read as follows:

> "That Mr. Latten's letter dated July 21, 1964, be received and filed; and that the bargaining committee of the Township of Toronto Police Association be invited to meet with General Committee on August 12, 1964, or as soon thereafter as possible."

RE: ITEM #549 - FILE OZ-44-61 - DR. R. PERKIN - This item was deferred for consideration until the Council meeting on August 24, 1964.

A copy of July 29th General Committee Report and amendments thereto, are attached to these minutes.

BY-LAWS

A By-law to authorize the entering into an agreement between the Corporation of The Township of Toronto and The Hydro-Electric Power Commission of Ontario for a supply of electrical power or energy was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4863.

A By-law to execute agreements with the Ontario Water Resources Commission for the provision of sewage disposal facilities (water pollution control plant, Lakeview) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate seal attached thereto , and numbered 4864.

A By-law to accept a Grant of Easement (Lots 4 and 12, R.P. 714, Wateska Developments) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4865.

A By-law to establish certain lands as municipal highway (1 ft. reserve at westerly end of Wateska Blvd. R.P. 599) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4866.

A By-law to accept grant of easement (Lots 5, 6 and 7, R. P. 713, Neate) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4867.

A By-law to accept Deed of Land and Grant of Easement (Deed for Block "A", R.P. 715, and easement over Block "B", R.P. 715, Oneida) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4868.

A By-law to stop up an unnamed street lying east of Proudfoot Street, Plan TOR-7 was read a first and second times and numbered 4869.

By-law Number 4825 being a by-law to stop up part of Mavis Road, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to amend By-law Number 1735 (to place subdivision control on R.P.713, 714 and 715) was read a first, second and third times finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4870.

A By-law to authorize execution of an agreement for the construction of a sanitary sewer, Township of Toronto (Palstan Road) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Coprorate Seal attached thereto, and numbered 4871.

A By-law to authorize execution of agreements for the construction of sewage facilities in the Township of Toronto as set out in Contracts P. N. 31-64, P.N. 32-64, and P. N. 33-64B was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4872.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $359,000.00 for Public School purposes of the Board of Education of the Township of Toronto, was read a first and second times and numbered 4873.

A By-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $30,000.00 for Secondary School purposes of The Board of Education of the Township of Toronto was read a first and second times and numbered 4874.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $125,000.00 for sanitary sewer construction in the Township of Toronto (Dixie Road from Dundas to proposed Bloor Street) was read a first, and second times and numbered 4875.

A By-law to amend By-law Number 2813, as amended (O-13-58, Zamaria) was read a first,second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4876.

A By-law to expropriate certain lands for municipal purposes (Southdown Creek Improvement project) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4877.

A By-law to authorize an application to The Ontario Municipal Board for an order to enlarge the Township of Toronto Water Area was read a first and second times and numbered 4878.

A By-law to authorize the construction of a watermain and to define areas of immediate benefit and to establish rates therein was read a first and second times and numbered 4879.

A By-law to execute an agreement between The Corporation of the Township of Toronto and Shell Canada Limited (re force main at 780 South Sheridan Way) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4880.

A By-law to execute an Engineering Agreement between The Sheridan Corporation and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4881.

#4794
A By-law/to authorize an application to The Ontario Municipal Board for the approval of a debenture issue in the amount of $125,000.00 for the construction of an addition to the Works & Engineering Building, Township of Toronto, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

By-law Number 4835 being a by-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and Fuller and Venton Limited (re garbage collection contract for five-year period) was read a third time, finally passed, signed by the Acting-Reeve and the Clerk, and the Corporate Seal attached thereto.

A motion for recess was made at 2:35 p.m. and the meeting re-convened at 3:05 p.m.

MOTIONS

Moved by: Frank J. McKechnie #163
Seconded by: R. K. McMillan

AND RESOLVED that General Committee Report dated July 29, 1964, be adopted as amended in items #539, 540 and 549.

CARRIED

Moved by: R. A. Searle #164
Seconded by: R. K. Harrison

BE IT RESOLVED that the requests as set out in the letter dated August 5, 1964, from R. B. Stapells on behalf of the Sheridan Park Corporation, be adopted. This is as recommended by the General Committee on August 10, 1964.

CARRIED

Moved by: C. D. Jenkins #165
Seconded by: R. K. Harrison

AND RESOLVED that the revised Engineering report dated August 10, 1964, re the sanitary trunk sewer on Dixie Road from Dundas Street to proposed Bloor Street, be adopted.

CARRIED

Moved by: R. A. Searle #166
Seconded by: C. A. Pickell

AND RESOLVED that the tender for the reconstruction and asphalt paving of the South Service Road from Cawthra Road to 1500' E. of Dixie Road (P.N. 23-64) be awarded to King Paving & Materials Limited for the total amount of $153,715.40, subject to Department of Highways approval, this being the lowest tender received.

CARRIED

Moved by: R. K. McMillan #167
Seconded by: Victor Vignale

AND RESOLVED that accounts paid by the Treasurer for June 1964, as follows, be approved:

General	$1,511,724.41
Roads	136,918.59
Welfare	7,240.85
Payroll	181,540.81

CARRIED

Moved by: R. K. Harrison #168
Seconded by: C. D. Jenkins

BE IT RESOLVED that The Ontario Water Resources Commission be advised that the Corporation of the Township of Toronto intends to meet the annual charges incurred under By-law Number 4684 by general taxation and by a levy against the Eastern Sewer Area.

CARRIED

Moved by: Frank J. McKechnie #169
Seconded by: R. K. McMillan

AND RESOLVED that the Reeve and the Clerk be authorized to sign Canadian National Railways Plan SD-4010A, dated January 29, 1964, re automatic signal protection at Mileage 17.24 Brampton Subdivision, Fourth Line Crossing, (Toronto Terminal Project).

CARRIED

OTHER BUSINESS

RE: FIFTH LINE WEST - As a result of Councillor Harrison's enquiry, the Clerk was requested to contact the Honourable W.G. Davis as to the present status of the Fifth Line. It is in need of repair and we understand will be taken over by the Department of Highways. Since this is a County Road, Deputy-Reeve Murray suggested that he would contact the County in this respect also.

RE: RE-ZONING PARTS OF HENSALL DRIVE TO INDUSTRIAL - Councillor Jenkins advised that he is endeavouring to set up a meeting with property owners in this area to discuss the matter with the Industrial Committee on Thursday evening, August 27th at 8:00 p.m. and requested that the Township Manager notify residents of this meeting.

FORTHCOMING MEETINGS

August 11 - 7:30 p.m. - Planning Board

August 12 - 9:30 a.m. - General Committee

August 24 - 1:30 and 7:30 p.m. - Council meeting

August 27 - 8:00 p.m. - Meeting of Industrial Committee with owners of property on Hensall Street.

There being no further business before the Chair, the meeting adjourned at 3:25 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA ~~August 12, 1964~~
August 14, 1964

561. FILE 94-63 - Centennial Programme

562. FILE 10-64 - Licensing General (Taxis)

563. FILE 30-60 - Township Offices and Grounds

564. FILE 91-62 - Establishment of Humane Society

565. FILE 26-64 - Zoning General (Semi-Detached Houses)

566. FILE 100-64 - Hunting General

567. FILE 100-64 - Hunting General (Unauthorized Hunting)

568. FILE 54-64 - Industrial Committee
332-60 - Property Owned By Township
91-62 - Establishment of Humane Society

569. FILE 8-64 - Complaints (Petition, Clarkson Road Area re Flies)

570. FILE 124-64 - Clarkson Reservoir Extension

571. FILE 125-64 - Application for Consumer Oil Line (Adit Thermal Ltd.)

572. FILE 10-64 - Licensing General (Taxi License)

573. FILE 54-64 - Industrial Committee (Report)

574. FILE 221-61 - Port Credit Sanitary Sewer Agreement

575. FILE 54-64-Industrial Committee (Report from Commissioner)

576. FILE 115-64 - Middle Road Closing

577. FILE 3-64 - Assessment General (H. E. P. C. Malton)

578. FILE 28-64 - Street Light Programme 1964 (Highway #10)

579. FILE 336-60 - Recreation Committee Appointments

580. FILE 24-64 - Welfare Department (Committee on Welfare & Safety of Buildings)

581. FILE 113-63 - Hydro Electric Power Commission (Marina, Lakeview Generating Station)

582. FILE 70-62 - Traffic By-law (Suburban areas)

583. FILE T-12522 - E. Muursepp Third Revision

584. FILE 228-60 - Township of Toronto Development Policy (Muursepp Subdivision - T12522)

585. FILE Project 181 - Purchase of Land, Township Library (Wales)

586. FILE 3-64 - Assessment General (Deputy Assessment Commissioner)

587. FILE 17-60 - Erindale Sanitary Landfill Project (Streetsville)

588. FILE T-16069 - Sanlor Construction

589. FILE 25-64 - Works General (Fair Wage Schedule)

590. FILE 73-64 - Future Status, Township of Toronto

591. FILE Project 32-64 - Sanitary Sewers Ridgewood Village (Easements)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 12, 1964
August 14, 1964

THOSE PRESENT: (August 12th) Reeve Speck, Councillors Jenkins, Pickell, Harrison, Searle, Vignale and McMillan.

STAFF PRESENT: M. D. Henderson and H. E. Stewart

REPORT NUMBER 27

ITEMS CONSIDERED:

561. FILE 94-63 - CENTENNIAL PROGRAMME (#527)

At the Committee's meeting on July 29, 1964, the following persons attended representing Centennial Celebration Consultants Limited: Mervin Kaye, Pierre Berton, Jack Dennett and John B. Parkin. It was recommended and later decided by Council that these people be invited to return for a further discussion with the General Committee of Council and the Township's Centennial Programme Committee. Centennial Celebration Consultants Limited was represented by Mervin Kaye, Pierre Berton and Jack Dennett. The Centennial Programme Committee for the Township was represented by Councillor Harrison, Mary Fix and H. J. A. Brown. Presentation made by Messrs. Kaye, Berton and Dennett was basically the same as that made on July 29. It was evident from the remarks made by Mrs. Fix that she is of the opinion that the Township should look after its own Centennial Programme.

RECOMMENDATION: That the Centennial Committee for the Township of Toronto submit a ~~full~~ report to the General Committee setting out the frame work of a Centennial Programme for the Township; and further, that the report be submitted by September 30th, 1964.

562. FILE 10-64 - LICENSING GENERAL (TAXIS)

The Committee considered a copy of a letter dated August 7, 1964, from W. Donald Wild on behalf of the South Peel Taxi Association. Mr. Wild requested an opportunity to discuss two points with the Committee; (1) the present taxi situation at Malton; (2) the question of taxis outside the Township of Toronto picking up fares from the Township. Mr. Wild attended the Committee's meeting along with some other members of the South Peel Taxi Association and Mr. Rose attended representing the Township of Toronto Taxi Association. Mr. Berton of Air Terminal Transport attended and advised the Committee of the terms of the franchise under which he operates. Both Mr. Rose and Mr. Wild were concerned first about which association should represent the taxi people, secondly that the Township of Toronto should protect them from taxis outside the Municipality. They suggested that Metropolitan Toronto taxi companies are presently soliciting business in the Township of Toronto, because they must pass through the Township of Toronto in order to arrive at the Malton Airport. The Township's Chief of Police and Licencing Inspector attended the Committee's meeting for this item.

RECOMMENDATION: That the Township Staff investigate a complaint that taxi companies outside the Township of Toronto are violating the by-law regulating taxi cabs within the Township of Toronto and report back to the General Committee if necessary.

563. FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS (#504)

At the Committee's meeting on July 15, 1964, consideration was given to a submission for the improvement in the landscaping of Confederation Square. It was decided to refer the matter back to the Staff for further considera-tion. At that time, the Committee was advised by the Director of Planning

that Mr. Hancock had offered to assist the Municipality on this item. Mr. Hancock and Mr. Toth attended the Committee's meeting to present the schematic plans for the staged improvement of Confederation Square. Mr. H. J. A. Brown, Mr. R. J. Brown, Mr. D. J. Williams and Mr. W. J. Anderson also attended.

RECOMMENDATION: That the plan for the staged improvement of Confederation Square as presented by Mr. Hancock at the Committee's meeting on August 12, 1964, be adopted, with the possible deletion of the road on a temporary basis; and further, that Mr. Hancock be invited to attend Council's meeting on August 24, 1964.

564. FILE 91-62 - ESTABLISHMENT OF HUMANE SOCIETY (#335)

The Committee was advised that Mrs. Helen Scott requested an opportunity for the South Peel Branch of the Humane Society to speak to the General Committee regarding canine control in this Township. The following persons from the South Peel Branch attended: Mrs. White, President; Mrs. Scott, Secretary; Mr. Scott, Vice-President; Mrs. J. Smith, member; and Mr. Hughes, General Manager of the Ontario Humane Society. Mr. Hughes presented a submission dated August 11, 1964, entitled "A Submission by the Ontario Humane Society on Behalf of the South Peel Branch of the Society to the Municipal Council of the Township of Toronto Concerning the Provision of Animal Control Facilities in the Township by the Erection and Operation of an Animal Shelter". The submission outlined two proposals by which an animal shelter and pound can be operated in the Municipality by a Humane Society.

RECOMMENDATION: That Proposal A as set out in the submission by the Ontario Humane Society on behalf of the South Peel Branch dated August 11, 1964, be adopted.

565. FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) (#336)

At previous General Committee meeting, it was decided that the Planning Director should give some consideration to the possibility of amending the zoning by-law to permit a wider variety in the design of semi-detached houses. The Committee was advised that the Planning Director had given this some consideration and he is of the opinion that it is much too complicated to start amending this section of the zoning by-law in order to facilitate this kind of proposal. Mr. Elias requested an opportunity to speak to the Committee regarding his desire to have the by-law to permit his proposed design. Mr. Williams also attended. The following problems were raised by Mr. Elias and considered by the Committee:

1. Mr. Elias stated that he was unable to obtain a building permit for semi-detached units on a corner lot unless the main entrance to each unit was facing the same street. He asked that he be permitted to build on the corner lots so that the entrance to the houses would be from different streets.

2. Mr. Elias requested that he be permitted to construct semi-detached houses joined together by car ports.

3. Mr. Elias pointed out that he had not been able to obtain building permits for houses where a portion of the front lawn had been removed in order to obtain access to a garage in the basement of the house because it had been determined that such a design would require the same sideyard as a two-story house. In his opinion, the design should be considered as a one-story house with a garage beneath, thus a smaller sideyard would be required.

4. Mr. Elias pointed out that he had encountered some difficulty with regard to the car ports for the maisonnettes. He suggested that if he had placed car ports parallel to the rear lot line and facing the street he would

not be required to provide any more than the normal rear yard requirements for accessory buildings. Because he had decided to locate the car ports parallel to the side lot line with the narrow end facing the street, he had been requested to provide a 35' set back from the rear lot line.

RECOMMENDATION: The recommendation on this item is in three parts:

1) That the Township's Chief Administrative Officer consider Mr. Elias' first problem as set out above, and if it is possible proceed to have the building permits issued.

2) That the Planning Staff in co-operation with the Building Dept. Staff prepare a revision to the zoning by-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3) That Councillor Jenkins in conjunction with the Staff, investigate and report on points 3 & 4 as raised by Mr. Elias and set out above.

566. FILE 100-64 - HUNTING GENERAL (#410)

In accordance with Council's direction, the questionnaire re hunting was sent to the residents in the north end of the Township. The results of this action are as follows:

Number of questionnaires sent out - 1,000
Number of questionnaires returned - 391

Number of persons in favour of:	Yes	No
1. Prohibiting the discharge of fire arms?	197	8
2. Regulating the sale of Resident Hunting Licenses only with a closed season on pheasant hunting?	75	0
3. Regulating the sale of resident hunting licenses only, allowing an open season for pheasants?	71	2

		Yes	No
4.	Regulating the sale of Resident and Non resident Hunting licenses with a closed season on pheasant hunting?	13	1
5.	Regulating the sale of resident and non resident hunting licenses only, allowing an open season for pheasants?	5	9

For the Committee's information 19 persons spoiled their ballots because they answered in favour of two conflicting questions. It was decided at the last meeting to defer this item due to a lack of time. Also before the Committee was a copy of a letter from Mrs. S. Patton.

RECOMMENDATION: That the same number of licenses as issued in 1963 be issued in 1964, in accordance with question #4, which reads as follows: "Regulating the sale of Resident and Non-Resident Hunting Licenses with a closed season on pheasant hunting."

And further, that the question of hunting in the Township be revieved at the end of the year.

567. FILE 100-64 - HUNTING GENERAL (UNAUTHORIZED HUNTING)

During the consideration of the question on the issuance of hunting licenses, Reeve Speck pointed out to the Committee that he had received complaints from some of the golf courses and other persons living in areas of large open spaces along the river banks, that people were hunting in these areas and it was difficult to control them because by the time the game warden could be located, and brought to the area, the hunters would have left.

RECOMMENDATION: That the Clerk discuss with the Department of Lands and Forests a method of controlling hunting in unauthorized places in the Township of Toronto.

568. FILE 54-64 - INDUSTRIAL COMMITTEE
FILE 332-60 - PROPERTY OWNED BY TOWNSHIP
FILE 91-62 - ESTABLISHMENT OF [illegible] (#151)

A copy of a letter from T. J. Dale dated August 6, 1964, was considered by the Committee. The letter requested the Township to

consider selling the property that it owns on Mavis Road formerly intended for a dog pound. The Committee in its consideration of the Brief from the Humane Society and its recommendation on that item, made its decision on this item.

RECOMMENDATION: That T. J. Dale be advised that the Township of Toronto will require the land it presently owns on Mavis Road for the construction of a dog pound.

NOTE: Councillor Harrison disqualified himself from the discussion on this item because his firm has been approached to design a building for the company that is interested in purchasing the land from the Municipality.

569. FILE 8-64 - COMPLAINTS (PETITION, CLARKSON ROAD AREA RE FLIES)

At a recent Council meeting, a petition from residents in the Clarkson Road area complaining about the flies, was considered. It was decided to obtain a report from the Peel County Health Unit on two items:

(1) The property owned by Mr. Geo. DeJaray at 844 Meadowwood Road;
(2) The property owned by Mr. J. R. Griffith at 825 Clarkson Road;

A copy of the report from the Peel County Health Unit on these two items was attached to the Agenda.

RECOMMENDATION: That the report from the Peel County Health Unit on the properties owned by Mr. Geo. DeJaray at 844 Meadowwood Road and Mr. J. R. Griffith at 825 Clarkson Road be received and filed; and further, that the first named person on the petition be advised of the finding by the Peel County Health Unit.

570. FILE 134-64 - CLARKSON RESERVOIR EXTENSION

The Committee considered a report from the Property Agent dated July 22, 1964, regarding the acquisition of the site for the Clarkson

Reservoir Extension. Mr. Wilkinson recommended that the proposal set out in his memo dated July 22, 1964, be adopted.

RECOMMENDATION: That the Property Agent's report dated July 22, 1964, regarding the acquisition of property for the Extension of the Clarkson Reservoir Site be adopted.

571. FILE 125-64 - APPLICATION FOR CONSUMER OIL LINE (ADIT THERMAL LTD.)

The Committee considered a copy of a letter from E. W. Murchison on behalf of Adit Thermal Limited requesting consideration from the Township of Toronto which will result in the granting of a franchise to construct pipelines to consumers for the delivery of household fuel oil from a depot to the home.

RECOMMENDATION: That a report on this request be obtained from the Township Fire Chief, the Township Building Department and the Township Engineer.

572. FILE 10-64 - LICENSING GENERAL (TAXI LICENSE)

The Committee was advised that Mr. John W. Burge has applied for a fleet taxi license. This application has been considered by the Police Department and it is recommended that the application be approved with the understanding that Mr. Burge will maintain a cab office in the Erindale area. The Committee was advised that he has been employed with the Cooksville Taxi since November of 1963, when he was issued a cab driver's license.

RECOMMENDATION: That a fleet taxi license be granted to Mr. John W. Burge with the understanding that he will maintain a cab office in the Erindale area.

573. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#508)

The Committee considered a copy of the Industrial Committee Report from its meeting on July 28, 1964.

RECOMMENDATION: That the recommendation contained in the Industrial Committee report dated July 28, 1964, be adopted.

574. FILE 221-61 - PORT CREDIT SANITARY SEWER AGREEMENT (#293)

The Committee considered a copy of a report dated July 21, 1964, and a draft agreement from the Township Engineer with respect to the rendering of a sewer service to the Town of Port Credit by the Township. The Committee was advised that the form of this agreement is substantially different than any other that has been discussed. The Township Engineer advised that the draft agreement incorporates the new thinking toward an agreement being based on a simple gallonage rate for a service rendered.

RECOMMENDATION: That the Township Engineer be authorized to meet with Port Credit on the basis of his report dated July 21, 1964.

575. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM COMMISSIONER) (#375)

A copy of the Industrial Commissioner's report for the month of July, 1964, was before the Committee.

RECOMMENDATION: That the report from the Industrial Commissioner dated August 10, 1964, for the month of July, be received and filed.

576. FILE 115-64 - MIDDLE ROAD CLOSING

The Committee considered an inter-office memo dated August 11, 1964, setting out a problem which has been encountered with regard to the closing of a portion of Middle Road. This portion of the road is located immediately south of the curve in Mississauga Road, just north of the cloverleaf.

RECOMMENDATION: That the steps as set out in the memo dated August 11, 1964, on this subject, be taken in order to clear up this problem; and further, that if there are any services located on this road

allowance, that easements for the maintenance of same be retained.

577. FILE 3-64 - ASSESSMENT GENERAL (H. E. P. C. MALTON)

The Committee was advised that the Assessment Commissioner has encountered a problem with regard to the H.E.P.C. and its occupation of 1.9 acres of land at the Malton Airport. The amount of the assessment is as follows: Land - $6,650.00; Buildings - $20,150.00; Total - $26,800.00. Since there is no jurisdiction under the Power Commission Act to pay a grant in lieu of taxes, this matter was brought to the attention of Council for discussion with the Ontario Hydro and if there is legislation change needed to receive the amount in lieu of taxes, a meeting between the Council of the Township and the Hydro Commission should be considered.

RECOMMENDATION: That Reeve Speck appoint a committee of two to meet with the Ontario Hydro-Electric Power Commission on this matter.

578. FILE 28-64 - STREET LIGHT PROGRAMME 1964 (HIGHWAY #10) (#188)

In a memo dated July 30, 1964, the Chief Engineer for the Township Hydro reported on the Highway #10 widening from Dundas to Burnhamthorpe Road and the street light improvements proposed. He recommended that 400 watt mercury vapour luminaires be used on each second hydro pole on the east side and every second telephone pole alternately on the west side. The estimated capital cost is $20,000.00; Township's share - $10,000.00. The estimated annual cost to the Township is $2,627.00.

RECOMMENDATION: That the report from the Chief Engineer of the Township Hydro dated July 30, 1964, for the street lighting improvements on Highway #10, from Dundas to Burnhamthorpe Road be adopted.

The meeting adjourned at 5:55 p.m. to reconvene at 9:30 a.m. on Friday, August 14, 1964.

THOSE PRESENT: (August 14, 1964) Reeve Speck, Councillors Jenkins, Pickell, Harrison, Searle and Vignale

STAFF PRESENT: M. D. Henderson and H. E. Stewart

ITEMS CONSIDERED:

579. FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS (#532)

At the Committee's last meeting the following recommendation was passed with reference to the vacancy created on the Recreation Committee by the death of Mr. Roy Cook: "That Councillors McMillan and McKechnie consider this matter and submit a recommendation to the General Committee.",

RECOMMENDATION: That Mr. Harris of Malton be appointed to the Recreation Committee to complete the term of office held by the late Mr. Roy Cook.

580. FILE 24-64 - WELFARE DEPARTMENT (COMMITTEE ON WELFARE AND SAFETY OF BUILDINGS) (#449)

A copy of the report from the meeting of the above committee on June 30, 1964, was before the General Committee for consideration. When the above special committee was formed, the following recommendation was passed by Council: "That a Committee be established for the purpose of considering some of the more serious problems of welfare, the safety of buildings and living conditions of families in the Township of Toronto. The composition of the committee to be: one member of the Council for the Township of Toronto and representatives of the following departments and agencies: Family Welfare Services, Peel County Health Unit, Police Department, Fire Department, Building Department, Welfare Department for the Township and the Department of Welfare, Province of Ontario.". In the report the special committee, under item #2, recommended the following: "That this Committee: 1. Meet to discuss the various multi-problem family cases and diagnose the same,

2. In discussion of individual situations, identify preventive measures needed and to initiate, through Council, appropriate Community action.

3. To enlist the support of such organizations within the Municipality as may from time to time be able to assist in obtaining solutions to the matters before the Committee.

4. To study the possibility of the preparation of a by-law for minimum standards of maintenance and occupancy of dwellings as provided for in the Planning Act amendments 1964, Section 30a. "

During the consideration of this recommendation, it was felt that Item #2 should be amended to read: "In discussion of individual situations, identify preventative measures needed and to initiate, through Council, when necessary, appropriate Community action."

RECOMMENDATION: That the recommendations contained in the Committee on Welfare, Safety of Buildings, etc. Report, dated Tuesday, June 30, 1964, be adopted as amended in part 2 of the recommendation.

581. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA, LAKEVIEW GENERATING STATION) (#509)

Reeve Speck and Councillor Searle requested that the Committee give further consideration to the possibility of the Township establishing a marina at the Lakeview Generating Station and Water Purification Plant site.

RECOMMENDATION: That the Township Engineer be authorized to undertake a feasability study for a small boat harbour in the area of the Lakeview Generating Station and Water Purification Plant; and further, that he be authorized to retain assistance from consultants in the field of small boat harbours, if necessary.

582. FILE 70-62 - TRAFFIC BY-LAW (SUBURBAN AREAS)

The Committee considered a report from the Township Engineer regarding the suburban area by-law. Plans were also presented at the Committee's meeting to assist in the consideration of the Township Engineer's report.

RECOMMENDATION: That By-law 4502 as amended by By-law 4562 be further amended to provide for the recommendation as contained in the Township Engineer's report dated July 23, 1964.

583. FILE T-12522 - E. MUURSEPP THIRD REVISION (#429)

The Committee considered a report dated August 7, 1964, from the Director of Planning regarding the Muursepp Plan. The Committee was reminded that this plan was referred back to the Planning Staff to consider the possibility of revising the plan in a manner that the Kresta lands located immediately to the west could be satisfactorily developed. This matter was investigated by the Staff and a plan was presented to the Committee to show the lay-out now suggested.

RECOMMENDATION: That the report dated August 7, 1964, from the Director of Planning and drawing #2264, both regarding the Muursepp Subdivision be adopted.

584. FILE 228-60 - TOWNSHIP OF TORONTO DEVELOPMENT POLICY (Muursepp - T12522) (#522)

The Committee considered a memo from the Planning Director regarding the development policy which sets out a problem that was encountered in the consideration of the Muursepp Subdivision. The Policy stated in part that "The Department of Health for the County to be advised of this policy and requested to consider in their approvals that the land is not to be altered by changing the type of soil." Planning Director pointed out that in his opinion, the reason for this section of the policy was to prevent development in areas where adverse soil conditions would lead to serious problems in the future, and thus create a premature demand for sanitary sewers. To clarify this situation, he suggested that the development policy be further explained by adding the following to the recommendation

on Item 3 of the General Committee report of February 14, 1962, as adopted by Council on February 19, 1962: "unless, in the opinion of the Peel County Health Unit, alterations will not cause sewage disposal problems in the future.".

RECOMMENDATION: That Item 3 of the General Committee report of February 14, 1962, as adopted by Council on February 19, 1962, be amended by adding the following words: "unless, in the opinion of the Peel County Health Unit, alterations will not cause sewage disposal problems in the future".

585. FILE PROJECT 181 - PURCHASE OF LAND, TOWNSHIP LIBRARY (WALES) (#34)

The Committee was advised that September 1, 1964, has been set as the hearing date for the expropriation of the Wales property. It was also pointed out that negotiations were still continuing between the solicitors for Mrs. Wales and the Township. The Committee gave final consideration to this matter to determine whether or not any change in the last offer to Mrs. Wales, on January 27, 1964. The Council at that meeting decided that Mrs. Wales should be offered $28,060.00 and if the offer is refused, the Township solicitor was instructed to bring this matter before the Municipal Board for its decision.

RECOMMENDATION: That the decision of Council at its meeting of January 27, 1964, with regard to the acquisition of land from Mrs. Wales be upheld.

586. FILE 3-64 - ASSESSMENT GENERAL (DEPUTY ASSESSMENT COMMISSIONER)

The Assessment Commissioner recommended to the Committee that Mr. John Bayliss be appointed Deputy Assessment Commissioner.

RECOMMENDATION: That a by-law be passed at Council's next meeting appointing Mr. John Bayliss as Deputy Assessment Commissioner for the Township of Toronto.

587. FILE 17-60 - ERINDALE SANITARY LANDFILL PROJECT (STREETSVILLE) (#334)

In a letter dated August 5, 1964, the Clerk of Streetsville advised: "Further to your letter of July 23, 1964, I have now been authorized to advise you of our acceptance of the revision in sanitary landfill charges as contained in the report of your Special Committee on sanitary landfill disposal dated April 6, 1964, and outlined to us at the joint meeting on April 30, 1964."

RECOMMENDATION: That the Staff proceed with the preparation of the agreement between the Town of Streetsville and the Township of Toronto for the disposal of garbage from the Town of Streetsville.

588. FILE T-16069 - SANLOR CONSTRUCTION (#235)

This proposed plan of subdivision is located north of Orr Road on the east side of Clarkson Road. It has 59 lots and one block zoned R2 and R3. The following items were attached to the Agenda:

(1) a copy of the consolidated report amended July 23, 1964;

(2) a copy of the subdividers reply dated July 21, 1964;

(3) a copy of the recommended conditions of draft approval;

RECOMMENDATION: That proposed plan of subdivision T-16069 - Sanlor Construction Limited be recommended to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval subject to the conditions as recommended by the Planning Board at its meeting on July 29, 1964.

589. FILE 25-64 - WORKS GENERAL (FAIR WAGE SCHEDULE)

The Committee considered a copy of a report dated August 6, 1964, from the Township Engineer regarding implementation of Fair Wage Schedules in Township of Toronto construction contracts.

RECOMMENDATION: That a Fair Wage Schedule be included in future Township of Toronto sewer and road contracts.

590. FILE 73-64 - FUTURE STATUS, TOWNSHIP OF TORONTO (#33)

The Committee inquired as to whether or not the Town of Streetsville had passed a resolution to show that it approves of the preparation of a report on the effect of amalgamation of the three Municipalities: the Town of Streetsville, the Township of Toronto and the Town of Port Credit. Mr. Henderson pointed out that such a resolution had not been passed but he was of the understanding that the Clerk for the Town of Streetsville had been directed to meet with him to discuss the procedure that he would follow in the preparation of the report.

RECOMMENDATION: Whereas the Municipalities of the Town of Streetsville, The Town of Port Credit and the Township of Toronto met on April 30, 1964, to discuss amalgamation; and whereas it was agreed that Mr. M. D. Henderson, in co-operation with the Staff of all three Municipalities, would report within three months from the date of receipt of a resolution from the Towns of Streetsville and Port Credit showing their approval of this report being carried out by Mr. Henderson; and whereas the Council of the Township of Toronto is aware of the importance of such a study, it is desirous of having all three municipalities approach it in a spirit of co-operation. Be it therefore resolved that the Council for the Town of Streetsville be informed that the Council for the Township of Toronto is disappointed with the lack of action and that if a resolution approving of the preparation of the report by Mr. Henderson is not received by September 15, 1964, that the Township of Toronto and the Town of Port Credit will proceed with their consideration of amalgamation.

591. FILE PROJECT 32-64 - SANITARY SEWERS RIDGEWOOD VILLAGE (EASEMENTS)

The Committee considered a copy of a memo dated July 14, 1964, from the Township's Property Agent regarding acquisition of sanitary sewer easements over properties of Spring Valley Property and Lillian Muriel Ironstone. The Property Agent recommended that the acquisition of the easements be proceeded with in accordance with his memo of July 14, 1964.

RECOMMENDATION: That the acquisition of easements for sanitary sewers over the properties of Spring Valley Property and Lillian Muriel Ironstone be proceeded with in accordance with the Property Agent's letter dated July 14, 1964.

The meeting adjourned at 11:30 a.m.

REPORT ADOPTED:

Victor D'Amato
CHAIRMAN

REEVE

GENERAL COMMITTEE AGENDA ~~August 12, 1964~~
August 14, 1964

561. FILE 94-63 - Centennial Programme

562. FILE 10-64 - Licensing General (Taxis)

563. FILE 30-60 - Township Offices and Grounds

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575. FILE 54-64-Industrial Committee (Report from Commissioner)

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581. FILE 113-63 - Hydro Electric Power Commission (Marina, Lakeview Generating Station)

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584. FILE 228-60 - Township of Toronto Development Policy (Muursepp Subdivision - T12522)

585. FILE Project 181 - Purchase of Land, Township Library (Wales)

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587. FILE 17-60 - Erindale Sanitary Landfill Project (Streetsville)

588. FILE T-16069 - Sanlor Construction

589. FILE 25-64 - Works General (Fair Wage Schedule)

590. FILE 73-64 - Future Status, Township of Toronto

591. FILE Project 32-64 - Sanitary Sewers Ridgewood Village (Easements)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 12, 1964
August 14, 1964

THOSE PRESENT: (August 12th) Reeve Speck, Councillors Jenkins, Pickell, Harrison, Searle, Vignale and McMillan.

STAFF PRESENT: M. D. Henderson and H. E. Stewart

REPORT NUMBER 27

ITEMS CONSIDERED:

561. **FILE 94-63 - CENTENNIAL PROGRAMME** (#527)

At the Committee's meeting on July 29, 1964, the following persons attended representing Centennial Celebration Consultants Limited: Mervin Kaye, Pierre Berton, Jack Dennett and John B. Parkin. It was recommended and later decided by Council that these people be invited to return for a further discussion with the General Committee of Council and the Township's Centennial Programme Committee. Centennial Celebration Consultants Limited was represented by Mervin Kaye, Pierre Berton and Jack Dennett. The Centennial Programme Committee for the Township was represented by Councillor Harrison, Mary Fix and H. J. A. Brown. Presentation made by Messrs. Kaye, Berton and Dennett was basically the same as that made on July 29. It was evident from the remarks made by Mrs. Fix that she is of the opinion that the Township should look after its own Centennial Programme.

RECOMMENDATION: That the Centennial Committee for the Township of Toronto submit a ~~full~~ report to the General Committee setting out the frame work of a Centennial Programme for the Township; and further, that the report be submitted by September 30th, 1964.

Amended

562. FILE 10-64 - LICENSING GENERAL (TAXIS)

The Committee considered a copy of a letter dated August 7, 1964, from Mr. Donald Wild on behalf of the South Peel Taxi Association. Mr. Wild requested an opportunity to discuss two points with the Committee: (1) the present taxi situation at Malton; (2) the question of taxis outside the Township of Toronto picking up fares from the Township. Mr. Wild attended the Committee's meeting along with some other members of the South Peel Taxi Association and Mr. Rose attended representing the Township of Toronto Taxi Association. Mr. Berton of Air Terminal Transport attended and advised the Committee of the terms of the franchise under which he operates. Both Mr. Rose and Mr. Wild were concerned first about which association should represent the taxi people, secondly that the Township of Toronto should protect them from taxis outside the Municipality. They suggested that Metropolitan Toronto taxi companies are presently soliciting business in the Township of Toronto, because they must pass through the Township of Toronto in order to arrive at the Malton Airport. The Township's Chief of Police and Licencing Inspector attended the Committee's meeting for this item.

RECOMMENDATION: That the Township Staff investigate a complaint that taxi companies outside the Township of Toronto are violating the by-law regulating taxi cabs within the Township of Toronto and report back to the General Committee if necessary.

563. FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS (#504)

At the Committee's meeting on July 15, 1964, consideration was given to a submission for the improvement in the landscaping of Confederation Square. It was decided to refer the matter back to the Staff for further considera-tion. At that time, the Committee was advised by the Director of Planning

that Mr. Hancock had offered to assist the Municipality on this item. Mr. Hancock and Mr. Toth attended the Committee's meeting to present the schematic plans for the staged improvement of Confederation Square. Mr. H. J. A. Brown, Mr. R. J. Brown, Mr. D. J. Williams and Mr. W. J. Anderson also attended.

RECOMMENDATION: That the plan for the staged improvement of Confederation Square as presented by Mr. Hancock at the Committee's meeting on August 12, 1964, be adopted, with the possible deletion of the road on a temporary basis; and further, that Mr. Hancock be invited to attend Council's meeting on August 24, 1964.

564. FILE 91-62 - ESTABLISHMENT OF HUMANE SOCIETY (#335)

The Committee was advised that Mrs. Helen Scott requested an opportunity for the South Peel Branch of the Humane Society to speak to the General Committee regarding canine control in this Township. The following persons from the South Peel Branch attended: Mrs. White, President; Mrs. Scott, Secretary; Mr. Scott, Vice-President; Mrs. J. Smith, member; and Mr. Hughes, General Manager of the Ontario Humane Society. Mr. Hughes presented a submission dated August 11, 1964, entitled "A Submission by the Ontario Humane Society on Behalf of the South Peel Branch of the Society to the Municipal Council of the Township of Toronto Concerning the Provision of Animal Control Facilities in the Township by the Erection and Operation of an Animal Shelter". The submission outlined two proposals by which an animal shelter and pound can be operated in the Municipality by a Humane Society.

RECOMMENDATION: That Proposal A as set out in the submission by the Ontario Humane Society on behalf of the South Peel Branch dated August 11, 1964, adopted.

FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) (#336)

At a previous General Committee meeting, it was decided that the Planning Director should give some consideration to the possibility of amending the zoning by-law to permit a wider variety in the design of semi-detached houses. The Committee was advised that the Planning Director had given this some consideration and he is of the opinion that it is much too complicated to start amending this section of the zoning by-law in order to facilitate this kind of proposal. Mr. Elias requested an opportunity to speak to the Committee regarding his desire to have the by-law to permit his proposed design. Mr. Williams also attended. The following problems were raised by Mr. Elias and considered by the Committee:

1. Mr. Elias stated that he was unable to obtain a building permit for semi-detached units on a corner lot unless the main entrance to each unit was facing the same street. He asked that he be permitted to build on the corner lots so that the entrance to the houses would be from different streets.

2. Mr. Elias requested that he be permitted to construct semi-detached houses joined together by car ports.

3. Mr. Elias pointed out that he had not been able to obtain building permits for houses where a portion of the front lawn had been removed in order to obtain access to a garage in the basement of the house because it had been determined that such a design would require the same sideyard as a two-story house. In his opinion, the design should be considered as a one-story house with a garage beneath, thus a smaller sideyard would be required.

4. Mr. Elias pointed out that he had encountered some difficulty with regard to the car ports for the maisonnettes. He suggested that if he had placed car ports parallel to the rear lot line and facing the street he would

not be required to provide any more than the normal rear yard requirements for accessory buildings. Because he had decided to locate the car ports parallel to the side lot line with the narrow end facing the street, he had been requested to provide a 35' set back from the rear lot line.

RECOMMENDATION: The recommendation on this item is in three parts:

1) That the Township's Chief Administrative Officer consider Mr. Elias' first problem as set out above, and if it is possible proceed to have the building permits issued.

2) That the Planning Staff in co-operation with the Building Dept. Staff prepare a revision to the zoning by-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3) That Councillor Jenkins in conjunction with the Staff, investigate and report on points 3 & 4 as raised by Mr. Elias and set out above.

566. FILE 100-64 - HUNTING GENERAL (#410)

In accordance with Council's direction, the questionnaire re hunting was sent to the residents in the north end of the Township. The results of this action are as follows:

Number of questionnaires sent out - 1,000
Number of questionnaires returned - 391

Number of persons in favour of:	Yes	No
1. Prohibiting the discharge of fire arms?	197	8
2. Regulating the sale of Resident Hunting Licenses only with a closed season on pheasant hunting?	75	0
3. Regulating the sale of resident hunting licenses only, allowing an open season for pheasants?	71	2

	Yes	No
4. Regulating the sale of Resident and Non resident Hunting licenses with a <u>closed</u> season on pheasant hunting?	13	1
5. Regulating the sale of resident and non resident hunting licenses only, allowing an <u>open</u> season for pheasants?	5	0

For the Committee's information 19 persons spoiled their ballots because they answered in favour of two conflicting questions. It was decided at the last meeting to defer this item due to a lack of time. Also before the Committee was a copy of a letter from Mrs. S. Patton.

<u>RECOMMENDATION</u>: That the same number of licenses as issued in 1963 be issued in 1964, in accordance with question #4, which reads as follows: "Regulating the sale of Resident and Non-Resident Hunting Licenses with a <u>closed</u> season on pheasant hunting."

And further, that the question of hunting in the Township be reviewed at the end of the year.

567. <u>FILE 100-64 - HUNTING GENERAL (UNAUTHORIZED HUNTING)</u>

During the consideration of the question on the issuance of hunting licenses, Reeve Speck pointed out to the Committee that he had received complaints from some of the golf courses and other persons living in areas of large open spaces along the river banks, that people were hunting in these areas and it was difficult to control them because by the time the game warden could be located, and brought to the area, the hunters would have left.

<u>RECOMMENDATION</u>: That the Clerk discuss with the Department of Lands and Forests a method of controlling hunting in unauthorized places in the Township of Toronto.

568. FILE 54-64 - INDUSTRIAL COMMITTEE
FILE 332-60 - PROPERTY OWNED BY TOWNSHIP
<u>FILE 91-62 - ESTABLISHMENT OF HUMANE SOCIETY</u> (#151)

A copy of a letter from T. J. Dale dated August 6, 1964, was considered by the Committee. The letter requested the Township to

consider selling the property that it owns on Mavis Road formerly intended for a dog pound. The Committee in its consideration of the Brief from the Humane Society and its recommendation on that item, made its decision on this item.

RECOMMENDATION: That T. J. Dale be advised that the Township of Toronto will require the land it presently owns on Mavis Road for the construction of a dog pound.

NOTE: Councillor Harrison disqualified himself from the discussion on this item because his firm has been approached to design a building for the company that is interested in purchasing the land from the Municipality.

569. FILE 8-64 - COMPLAINTS (PETITION, CLARKSON ROAD AREA RE FLIES)

At a recent Council meeting, a petition from residents in the Clarkson Road area complaining about the flies, was considered. It was decided to obtain a report from the Peel County Health Unit on two items:

(1) The property owned by Mr. Geo. DeJaray at 844 Meadowwood Road;
(2) The property owned by Mr. J. R. Griffith at 825 Clarkson Road;

A copy of the report from the Peel County Health Unit on these two items was attached to the Agenda.

RECOMMENDATION: That the report from the Peel County Health Unit on the properties owned by Mr. Geo. DeJaray at 844 Meadowwood Road and Mr. J. R. Griffith at 825 Clarkson Road be received and filed; and further, that the first named person on the petition be advised of the finding by the Peel County Health Unit.

570. FILE 124-64 - CLARKSON RESERVOIR EXTENSION

The Committee considered a report from the Property Agent dated July 22, 1964, regarding the acquisition of the site for the Clarkson

Reservoir Extension. Mr. Wilkinson recommended that the proposal set out in his memo dated July 22, 1964, be adopted.

RECOMMENDATION: That the Property Agent's report dated July 22, 1964, regarding the acquisition of property for the Extension of the Clarkson Reservoir Site be adopted.

571. FILE 125-64 - APPLICATION FOR CONSUMER OIL LINE (ADIT THERMAL LTD.)

The Committee considered a copy of a letter from E. W. Murchison on behalf of Adit Thermal Limited requesting consideration from the Township of Toronto which will result in the granting of a franchise to construct pipelines to consumers for the delivery of household fuel oil from a depot to the home.

RECOMMENDATION: That a report on this request be obtained from the Township Fire Chief, the Township Building Department and the Township Engineer.

572. FILE 10-64 - LICENSING GENERAL (TAXI LICENSE)

The Committee was advised that Mr. John W. Burge has applied for a fleet taxi license. This application has been considered by the Police Department and it is recommended that the application be approved with the understanding that Mr. Burge will maintain a cab office in the Erindale area. The Committee was advised that he has been employed with the Cooksville Taxi since November of 1963, when he was issued a cab driver's license.

RECOMMENDATION: That a fleet taxi license be granted to Mr. John W. Burge with the understanding that he will maintain a cab office in the Erindale area.

573. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#508)

The Committee considered a copy of the Industrial Committee Report from its meeting on July 28, 1964.

RECOMMENDATION: That the recommendation contained in the Industrial Committee report dated July 28, 1964, be adopted.

574. FILE 221-61 - PORT CREDIT SANITARY SEWER AGREEMENT (#298)

The Committee considered a copy of a report dated July 21, 1964, and a draft agreement from the Township Engineer with respect to the rendering of a sewer service to the Town of Port Credit by the Township. The Committee was advised that the form of this agreement is substantially different than any other that has been discussed. The Township Engineer advised that the draft agreement incorporates the new thinking toward an agreement being based on a simple gallonage rate for a service rendered.

RECOMMENDATION: That the Township Engineer be authorized to meet with Port Credit on the basis of his report dated July 21, 1964.

575. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT FROM COMMISSIONER) (#375)

A copy of the Industrial Commissioner's report for the month of July, 1964, was before the Committee.

RECOMMENDATION: That the report from the Industrial Commissioner dated August 10, 1964, for the month of July, be received and filed.

576. FILE 115-64 - MIDDLE ROAD CLOSING

The Committee considered an inter-office memo dated August 11, 1964, setting out a problem which has been encountered with regard to the closing of a portion of Middle Road. This portion of the road is located immediately south of the curve in Mississauga Road, just north of the cloverleaf.

RECOMMENDATION: That the steps as set out in the memo dated August 11, 1964, on this subject, be taken in order to clear up this problem; and further, that if there are any services located on this road

allowance, that easements for the maintenance of same be retained.

577. FILE 3-64 - ASSESSMENT GENERAL (H. E. P. C. MALTON)

The Committee was advised that the Assessment Commissioner has encountered a problem with regard to the H.E.P.C. and its occupation of 1.9 acres of land at the Malton Airport. The amount of the assessment is as follows: Land - $6,650.00; Buildings - $20,150.00; Total - $26,800.00. Since there is no jurisdiction under the Power Commission Act to pay a grant in lieu of taxes, this matter was brought to the attention of Council for discussion with the Ontario Hydro and if there is legislation change needed to receive the amount in lieu of taxes, a meeting between the Council of the Township and the Hydro Commission should be considered.

RECOMMENDATION: That Reeve Speck appoint a committee of two to meet with the Ontario Hydro-Electric Power Commission on this matter.

578. FILE 28-64 - STREET LIGHT PROGRAMME 1964 (HIGHWAY #10) (#188)

In a memo dated July 30, 1964, the Chief Engineer for the Township Hydro reported on the Highway #10 widening from Dundas to Burnhamthorpe Road and the street light improvements proposed. He recommended that 400 watt mercury vapour luminaires be used on each second hydro pole on the east side and every second telephone pole alternately on the west side. The estimated capital cost is $20,000.00; Township's share - $10,000.00. The estimated annual cost to the Township is $2,627.00.

RECOMMENDATION: That the report from the Chief Engineer of the Township Hydro dated July 30, 1964, for the street lighting improvements on Highway #10, from Dundas to Burnhamthorpe Road be adopted.

The meeting adjourned at 5:55 p.m. to reconvene at 9:30 a.m. on Friday, August 14, 1964.

THOSE PRESENT: (August 14, 1964) Reeve Speck, Councillors Jenkins, Pickell, Harrison, Searle and Vignale

STAFF PRESENT: M. D. Henderson and H. E. Stewart

ITEMS CONSIDERED:

579. FILE 336-60 - RECREATION COMMITTEE APPOINTMENTS (#532)

At the Committee's last meeting the following recommendation was passed with reference to the vacancy created on the Recreation Committee by the death of Mr. Roy Cook: "That Councillors McMillan and McKechnie consider this matter and submit a recommendation to the General Committee.".

RECOMMENDATION: That Mr. Harris of Malton be appointed to the Recreation Committee to complete the term of office held by the late Mr. Roy Cook.

580. FILE 24-64 - WELFARE DEPARTMENT (COMMITTEE ON WELFARE AND SAFETY OF BUILDINGS) (#449)

A copy of the report from the meeting of the above committee on June 30, 1964, was before the General Committee for consideration. When the above special committee was formed, the following recommendation was passed by Council: "That a Committee be established for the purpose of considering some of the more serious problems of welfare, the safety of buildings and living conditions of families in the Township of Toronto. The composition of the committee to be: one member of the Council for the Township of Toronto and representatives of the following departments and agencies: Family Welfare Services, Peel County Health Unit, Police Department, Fire Department, Building Department, Welfare Department for the Township and the Department of Welfare, Province of Ontario.". In the report the special committee, under item #2, recommended the following: "That this Committee: 1. Meet to discuss the various multi-problem family cases and diagnose the same.

2. In discussion of individual situations, identify preventive measures needed and to initiate, through Council, appropriate Community action.

3. To enlist the support of such organizations within the Municipality as may from time to time be able to assist in obtaining solutions to the matters before the Committee.

4. To study the possibility of the preparation of a by-law for minimum standards of maintenance and occupancy of dwellings as provided for in the Planning Act amendments 1964, Section 30a. "

During the consideration of this recommendation, it was felt that Item #2 should be amended to read: "In discussion of individual situations, identify preventative measures needed and to initiate, through Council, when necessary, appropriate Community action."

RECOMMENDATION: That the recommendations contained in the Committee on Welfare, Safety of Buildings, etc. Report, dated Tuesday, June 30, 1964, be adopted as amended in part 2 of the recommendation.

581. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA, LAKEVIEW GENERATING STATION) (#509)

Reeve Speck and Councillor Searle requested that the Committee give further consideration to the possibility of the Township establishing a marina at the Lakeview Generating Station and Water Purification Plant site.

RECOMMENDATION: That the Township Engineer be authorized to undertake a feasability study for a small boat harbour in the area of the Lakeview Generating Station and Water Purification Plant; and further, that he be authorized to retain assistance from consultants in the field of small boat harbours, if necessary.

582. FILE 70-62 - TRAFFIC BY-LAW (SUBURBAN AREAS)

The Committee considered a report from the Township Engineer regarding the suburban area by-law. Plans were also presented at the Committee's meeting to assist in the consideration of the Township Engineer's report.

RECOMMENDATION: That By-law 4502 as amended by By-law 4562 be further amended to provide for the recommendation as contained in the Township Engineer's report dated July 23, 1964.

583. FILE T-12522 - E. MUURSEPP THIRD REVISION (#429)

The Committee considered a report dated August 7, 1964, from the Director of Planning regarding the Muursepp Plan. The Committee was reminded that this plan was referred back to the Planning Staff to consider the possibility of revising the plan in a manner that the Kresta lands located immediately to the west could be satisfactorily developed. This matter was investigated by the Staff and a plan was presented to the Committee to show the lay-out now suggested.

RECOMMENDATION: That the report dated August 7, 1964, from the Director of Planning and drawing #2264, both regarding the Muursepp Subdivision be adopted.

584. FILE 228-60 - TOWNSHIP OF TORONTO DEVELOPMENT POLICY (Muursepp - T12522) (#522)

The Committee considered a memo from the Planning Director regarding the development policy which sets out a problem that was encountered in the consideration of the Muursepp Subdivision. The Policy stated in part that "The Department of Health for the County to be advised of this policy and requested to consider in their approvals that the land is not to be altered by changing the type of soil." Planning Director pointed out that in his opinion, the reason for this section of the policy was to prevent development in areas where adverse soil conditions would lead to serious problems in the future, and thus create a premature demand for sanitary sewers. To clarify this situation, he suggested that the development policy be further explained by adding the following to the recommendation

on Item 3 of the General Committee report of February 14, 1962, as adopted by Council on February 19, 1962: "unless, in the opinion of the Peel County Health Unit, alterations will not cause sewage disposal problems in the future.".

RECOMMENDATION: That Item 3 of the General Committee report of February 14, 1962, as adopted by Council on February 19, 1962, be amended by adding the following words: "unless, in the opinion of the Peel County Health Unit, alterations will not cause sewage disposal problems in the future".

585. FILE PROJECT 181 - PURCHASE OF LAND, TOWNSHIP LIBRARY (WALES) (#34)

The Committee was advised that September 1, 1964, has been set as the hearing date for the expropriation of the Wales property. It was also pointed out that negotiations were still continuing between the solicitors for Mrs. Wales and the Township. The Committee gave final consideration to this matter to determine whether or not any change in the last offer to Mrs. Wales, on January 27, 1964. The Council at that meeting decided that Mrs. Wales should be offered $28,060.00 and if the offer is refused, the Township solicitor was instructed to bring this matter before the Municipal Board for its decision.

RECOMMENDATION: That the decision of Council at its meeting of January 27, 1964, with regard to the acquisition of land from Mrs. Wales be upheld.

586. FILE 3-64 - ASSESSMENT GENERAL (DEPUTY ASSESSMENT COMMISSIONER)

The Assessment Commissioner recommended to the Committee that Mr. John Bayliss be appointed Deputy Assessment Commissioner.

RECOMMENDATION: That a by-law be passed at Council's next meeting appointing Mr. John Bayliss as Deputy Assessment Commissioner for the Township of Toronto.

587. FILE 17-60 - ERINDALE SANITARY LANDFILL PROJECT (STREETSVILLE) (#334)

In a letter dated August 5, 1964, the Clerk of Streetsville advised: "Further to your letter of July 23, 1964, I have now been authorized to advise you of our acceptance of the revision in sanitary landfill charges as contained in the report of your Special Committee on sanitary landfill disposal dated April 6, 1964, and outlined to us at the joint meeting on April 30, 1964."

RECOMMENDATION: That the Staff proceed with the preparation of the agreement between the Town of Streetsville and the Township of Toronto for the disposal of garbage from the Town of Streetsville.

588. FILE T-16069 - SANLOR CONSTRUCTION (#235)

This proposed plan of subdivision is located north of Orr Road on the east side of Clarkson Road. It has 59 lots and one block zoned R2 and R3. The following items were attached to the Agenda:

(1) a copy of the consolidated report amended July 23, 1964;

(2) a copy of the subdividers reply dated July 21, 1964;

(3) a copy of the recommended conditions of draft approval;

RECOMMENDATION: That proposed plan of subdivision T-16069 - Sanlor Construction Limited be recommended to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval subject to the conditions as recommended by the Planning Board at its meeting on July 29, 1964.

589. FILE 25-64 - WORKS GENERAL (FAIR WAGE SCHEDULE)

The Committee considered a copy of a report dated August 6, 1964, from the Township Engineer regarding implementation of Fair Wage Schedules in Township of Toronto construction contracts.

RECOMMENDATION: That a Fair Wage Schedule be included in future Township of Toronto sewer and road contracts.

590. FILE 73-64 - FUTURE STATUS, TOWNSHIP OF TORONTO (#33)

The Committee inquired as to whether or not the Town of Streetsville had passed a resolution to show that it approves of the preparation of a report on the effect of amalgamation of the three Municipalities: the Town of Streetsville, the Township of Toronto and the Town of Port Credit. Mr. Henderson pointed out that such a resolution had not been passed but he was of the understanding that the Clerk for the Town of Streetsville had been directed to meet with him to discuss the procedure that he would follow in the preparation of the report.

RECOMMENDATION: Whereas the Municipalities of the Town of Streetsville, The Town of Port Credit and the Township of Toronto met on April 30, 1964, to discuss amalgamation; and whereas it was agreed that Mr. M. D. Henderson, in co-operation with the Staff of all three Municipalities, would report within three months from the date of receipt of a resolution from the Towns of Streetsville and Port Credit showing their approval of this report being carried out by Mr. Henderson; and whereas the Council of the Township of Toronto is aware of the importance of such a study, it is desirous of having all three municipalities approach it in a spirit of co-operation. Be it therefore resolved that the Council for the Town of Streetsville be informed that the Council for the Township of Toronto is disappointed with the lack of action and that if a resolution approving of the preparation of the report by Mr. Henderson is not received by September 15, 1964, that the Township of Toronto and the Town of Port Credit will proceed with their consideration of amalgamation.

591. FILE PROJECT 32-64 - SANITARY SEWERS RIDGEWOOD VILLAGE (EASEMENTS)

The Committee considered a copy of a memo dated July 14, 1964, from the Township's Property Agent regarding acquisition of sanitary sewer easements over properties of Spring Valley Property and Lillian Muriel Ironstone. The Property Agent recommended that the acquisition of the easements be proceeded with in accordance with his memo of July 14, 1964.

RECOMMENDATION: That the acquisition of easements for sanitary sewers over the properties of Spring Valley Property and Lillian Muriel Ironstone be proceeded with in accordance with the Property Agent's letter dated July 14, 1964.

The meeting adjourned at 11:30 a.m.

REPORT ADOPTED:

Victor D'Amato
CHAIRMAN

C. Murray
REEVE

T 143

RESOLUTION

Aug 24 SESSION 1964 No.

MOVED BY R.K. McMillan

SECONDED BY

Amendment Item 561 - General Committee report of Aug. 12-14/64.

Delete word "full" in second line of recommendation and substitute with word "progress."

Carried
Victor Di Paolo

T 143

RESOLUTION

August 24 SESSION 1964 No.

MOVED BY R. A. Seale

SECONDED BY R. K. Harrison

Amendment Item 563, General Committee report of Aug. 13-14, 1964.

That the plan for the staged improvement of Confederation Square as presented by Mr. Hancock to the General Committee on Aug 12/64 and by Mr. Toth on Aug 24/64 be adopted, said plan to include a one way entrance loop to the square. - and a provision for a maximum of 10 Af automobile parking spaces

Carried
Currway

Cooksville, Ontario,
August 27th, 1964.

A special meeting of Toronto Township Council was held in the Committee Room on August 27th, 1964, commencing at 5:50 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present: Henry E. Stewart, Deputy-Clerk.

This meeting was convened for the purpose of discussing a proposed agreement between Ontario Water Resources Commission, The Town of Streetsville, The Township of Toronto and the Public Utilities Commission of the Township of Toronto, re water and sewage facilities.

After some consideration, the following by-law was read:

A By-law to authorize execution of an agreement between The Ontario Water Resources Commission, The Corporation of the Township of Toronto, The Corporation of the Town of Streetsville and The Public Utilities Commission of the Township of Toronto was read a first and second times and numbered 4898.

There being no other business before the Chair, the meeting adjourned at 6:00 p.m.

REEVE

CLERK

Cooksville, Ontario,
August 24, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on August 24th. The meeting commenced at 9:30 a.m. with the following members present: Acting-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. E. Bodnar, Deputy Township Engineer, and K. H. MacDiarmid, Solicitor.

Minutes of the previous meeting were adopted as read.

DEPUTATIONS

RE: FILE OZ-44-61 - DR. R. PERKIN - The Clerk reported that Dr. Perkin had verbally requested a two week deferment on consideration of this application. Mr. Garbutt, a resident on Sidney Drive, stated that he had no objection to the requested deferment, but felt a definite time should be set for dealing with this matter and that no further adjournment should be allowed.

Councillor Jenkins moved the following motion, verbally:

"That Dr. Perkin and his solicitor be advised that at the next evening meeting of Council this matter will be dealt with finally and there will be no further deferment."

This motion was voted on and carried.

RE: REGISTERED 711 - ERINDALE DEVELOPMENTS

Mr. Murray Elias appeared before Council to request a revision of the zoning by-law to allow a wider variety of design for semi-detached houses. After considerable discussion, Mr. Elias was asked to have his solicitor submit his interpretation of the zoning by-law. A report on meeting held between Councillor Jenkins and staff members was presented for consideration and was referred to the General Committee.

RE: FILE 30-60 - TOWNSHIP OFFICE & GROUNDS

Mr. Toth appeared before Council and reviewed the plan for the staged improvement of Confederation Square as presented by Mr. Hancock at the General Committee meeting on August 12th, 1964. This matter was dealt with in item #563 of the General Committee report.

COMMUNICATIONS

Mr. J. H. Reynolds, 2209 Sidney Drive - Letter registering objection to proposed re-zoning of Dr. Perkin's property, our File OZ-44-61, to permit conversion into four medical office units. This letter was referred to September 14th council meeting at which time this application will be dealt with.

Letter from the Township Solicitor attaching decision of the Ontario Municipal Board re restricted area by-laws 4721 and 4722, Dean and Card properties. This material is to be received and filed.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee reports; Councillor Vignale in the Chair.

GENERAL COMMITTEE REPORT DATED AUGUST 12th & 14th, 1964.

RE: ITEM #561 - FILE 94-63 - CENTENNIAL PROGRAMME - The recommendation on this item was amended to read as follows:

> "That the Centennial Committee for the Township of Toronto submit a progress report to the General Committee setting out the frame work of a Centennial Programme for the township; and further, that the report be submitted by September 30, 1964."

RE: ITEM #563 - FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS - The recommendation for this item was amended to read as follows:

> "That the plan for the staged improvement of Confederation Square as presented by Mr. Hancock to the General Committee on August 12, 1964 and by Mr. Toth on August 24, 1964, be adopted, said plan to include a one-way entrance loop to the square, and a provision for a maximum of 1½ automobile parking spaces."

A copy of this report and the amendments are attached to these minutes.

A motion for recess was made at 11:30 a.m. and the meeting reconvened at 11:55 a.m.

UNFINISHED BUSINESS

TOUR OF CLAIRVILLE DAM - Councillor Vignale advised Council that a tentative date for this tour had been set as Thursday, September 3rd at 10:00 a.m. and suggested that those attending meet at the Municipal Offices at 9:30 a.m. The Clerk was asked to send out notices with respect to this tour.

RE: POLLUTION IN THE ST. JAMES ST. AREA, TOWNSHIP OF TORONTO (LAKEVIEW)

Councillor Searle outlined the history of this complaint and pointed out that the Peel County Health Unit had reported on their examination of this area and had advised that dye tests showed that sewage from Wally's Trailer Camp was contributing to the pollution in the area. Councillor Searle stated that he was presenting a resolution at this meeting to have a sewer connection made from Wally's Trailer Camp to the Township Sewage System under the provisions of the Public Health Act. This matter was dealt with by resolution.

RE: INDIAN GROVE WALKWAY - Councillor Harrison asked if there was anything Council could do to facilitate getting this walkway under way. Deputy-Township Engineer, E. Bodnar, asked that funds be provided to acquire the necessary property and fence the area so that gravel might be spread this year, with the concrete work to be done in 1965. The Engineer was requested to report on the cost of fencing.

RE: PARKS & ROAD TOURS - Councillor Vignale inquired if these tours were to be held this year, and it was suggested that perhaps the Parks Tour might be arranged to follow after the tour of the Clairville dam, which is to take place on September 3rd. The Clerk was requested to contact the Parks Department to make the necessary arrangements.

BY-LAWS

A By-law to authorize the execution of an Engineering Agreement between Rice Construction Co. Limited, Forest Glenn (Dixie) Limited, The Corporation of the Township of Toronto, The Public Utilities Commission of the Township of Toronto and Clara Winter, W. K. Carr, Traders Realty Limited and Financial Agreement between Rice Construction Co. Limited, Forest Glenn (Dixie) Limited, The Corporation of the Township of Toronto and Clara Winter, W. K. Carr, Traders Realty Limited, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4882.

A By-law to authorize the execution of an agreement between Ronald Hawchin and Marjorie Hawchin and the Corporation of the Township of Toronto regarding connection to a storm sewer, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4883.

A By-law to establish certain lands as municipal highway (Redstone Road, R.P.578) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4884.

A By-law with respect to noise was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4885.

A By-law to appoint a Deputy-Assessment Commissioner for the Corporation of the Township of Toronto (John Bayliss) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4886.

A By-law to accept Grants of Easement(Ridgewood Estates) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4887.

A By-law to accept Grant of Easement (Pt. Lot 29, R.P. 396) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, The Corporate Seal attached thereto and numbered 4888.

No. 4802

A By-law/to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $47,000.00 for reconstruction of watermains and water services on Hurontario Street, Township of Toronto, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $47,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4889.

A By-law to authorize construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $117,500.00 (Cooksville Creek Trunk - King to Dundas to Shepard) was read a first and second times, and numbered 4890.

A By-law to authorize an application to The Ontario Municipal Board for an order to enlarge the Malton Sewer Area, Township of Toronto, was read a first and second times, and numbered 4891.

A By-law to authorize construction of a watermain, Township of Toronto Water Area, at an estimated total cost of $32,000.00 (Town Line) was read a first and second times, and numbered 4892.

(#4854)
A By-law/to authorize the construction of concrete sidewalks in the Toronto Township Sidewalk Area, pursuant to Sections 8 and 67 of The Local Improvement Act, at a total estimated cost of $56,400.00 (Upper Middle Road, Mineola Gardens, Mississauga Road, South Service Road, Ogden Ave.) was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $56,400.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4893.

A By-law to authorize execution of an agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto, (Dundas Collector Sewer) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4894.

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto (Phase V, Cooksville Sanitary Trunk Sewer) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4895.

A By-law to establish certain lands as Municipal Highway (Speakman Drive, Part Lot 33 and 34, Con. 1, S.D.S.) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4896.

A By-law to amend By-law Number 1735 (to place subdivision control on Registered Plan 716) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4897.

MOTIONS

Moved by: C. Jenkins #170
Seconded by: Victor Vignale

RESOLVED that General Committee Report of August 12 and 14, 1964, be adopted as amended in items #561 and 564.

CARRIED

Moved by: R. K. Harrison #171
Seconded by: C. D. Jenkins

AND RESOLVED that the Township Property Agent negotiate for the required purchase of land necessary for a walkway from Wateska Blvd. to Indian Grove as outlined by the Township Engineer in letter dated August 17, 1964.

CARRIED

Moved by: R. A. Searle #172
Seconded by: C. A. Pickell

AND RESOLVED that a sewer connection be made to the municipal sewer system from the property of Wally's Trailer Camp, north side of Highway #2, pursuant to the provisions of The Public Health Act, as recommended by The Peel County Health Unit.

CARRIED

Moved by: R. K. Harrison #173
Seconded by: C. D. Jenkins

AND RESOLVED that the Township Engineer proceed to call for tenders for the construction of the walkway from Wateska Blvd. to Indian Grove as outlined in the report of the Township Engineer dated August 17, 1964, the cost of which is to be included in the 1965 Walkway Budget.

CARRIED

The following resolution was presented by R. K. McMillan and C. D. Jenkins:

> "AND RESOLVED that an application be made to the Ontario Municipal Board for approval of additional funds in the amount of $50,000.00, making a total of $175,000.00 for the alterations and addition to the existing Engineering and Works Building on Mavis Road;
>
> BE IT ALSO RESOLVED that the tender of F.B.M. Construction Limited be not accepted and that tenders be called again, to be available for consideration at the next Council meeting on September 14, 1964."

After some discussion, this resolution was withdrawn and was not voted on.

Moved by: R. K. Harrison #174
Seconded by: Victor Vignale

AND RESOLVED that the tender for the addition to the Works and Engineering Bldg. submitted by F. B. M. Const. Co. be not accepted and further, that the project be re-tendered immediately.

CARRIED

Moved by: R. K. Harrison #175
Seconded by: Victor Vignale

AND RESOLVED that application be made to The Ontario Municipal Board for the approval of a total capital expenditure of $175,000.00 for the construction of an addition to the Works and Engineering Building.

LOST

Moved by: C. D. Jenkins #176
Seconded by: R. K. Harrison

AND RESOLVED that Botting Asphalt Paving Limited be awarded the contract for the construction of concrete sidewalks on Paisley Boulevard and Ogden Ave. (P.N. 14-64A) in the total amount of $2,743.00, this being the lowest tender received.

CARRIED

Moved by: C. D. Jenkins #177
Seconded by: R. K. Harrison

AND RESOLVED that Bandiera & Sons Limited be awarded the contract for the construction of a sanitary sewer and appurtenances along Dundas Street East from Dixie Road to Wharton Way (P.N. 20-63) in the total amount of $148,603.50, this being the lowest tender received.

CARRIED

FORTHCOMING MEETINGS

Tuesday - August 25, - Planning Board - 7:30 p.m.

Thursday- August 27 - 9:30 a.m. - General Committee

Thursday- August 27 - 7:30 p.m. - Industrial Committee

Friday - August 28 -10:00 a.m. - Civic Centre Committee

Thursday- Sept. 3 - Tour of Clairville dam and parks tour. Meet at the Township Offices at 9:30 a.m.

The meeting adjourned at 12:50 p.m.

REEVE

CLERK

GENERAL COMMITTEE AGENDA

AUGUST 27, 1964

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592. FILE T-16031 - Erin Mills

593. FILE T-14092 - Mrs. H. Pinkney

594. FILE 280-60 - International Association of Fire Fighters Local 1212

595. FILE 97-63 - Police Association

596. FILE 12-60 - Air Pollution

597. FILE 19-64 - Roads General (Widening of Sherway Drive)

598. FILE 114-64 - Ontario Water Resources General
FILE 165-61 - Lakeview Sewage Treatment Plant

599. FILE 114-64 - Ontario Water Resources General (Operation of Water Pollution Control Plant, Second Line East)

600. FILE OZ-19-64 - Robert & Betty Bull

601. FILE OZ-13-64 - Alex McKendrick (Turner & Porter)

602. FILE T-16151 - H. Kuyvenhoven

603. FILE 163-60 - Consumers' Gas Rates

604. FILE 29-62 - Skating Areas (Parking Credit River)

605. FILE Project 32-64 - Ridgewood Sanitary Sewers (Clarkson Property)

606. FILE By-law 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connections.

607. FILE Registered Plan 491

608. FILE T-16407 - C. B. Martin Investments

609. FILE 11-64 - Parks General (Plaxton Property)

610. FILE 43-64 - Road Closings General (Credit Valley Conservation Authority, Meadowvale Park)

611. FILE Registered Plan 693 - United Lands Corporation Limited Phase V

612. **FILE T-15851** - United Lands Corporation Limited

613. **FILE T-16451** - United Lands Corporation Limited

614. **FILE OZ-23-64** - United Lands Corporation Limited

615. **FILE O-48-59** - Highbury Developments (Agreement between Streetsville, Township of Toronto & O.W.R.C.)

616. **FILE O-48-59** - Highbury Developments (Agreement between Ontario Water Resources Commission, The Township of Toronto, The Town of Streetsville & The Township of Toronto Public Utilities Commission)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 27, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Vignale, McKechnie, Jenkins, McMillan, Searle, Harrison, and Pickell.

STAFF PRESENT: H. E. Stewart

REPORT NUMBER 28

ITEMS CONSIDERED:

592. **FILE T-16031 - ERIN MILLS (#469)**

In a letter dated July 23, 1964, Mr. MacCauley confirmed an appointment for Wednesday, August 26, 1964, and pointed out that he would appreciate the pleasure of making such representations as seem appropriate to the General Committee. The Committee was advised that this appointment was changed to 2:00 p.m. on the 27th, when it was decided to change the date of the General Committee meeting. The following persons attended for the discussion on this item: Mr. Robert MacCauley for Erin Mills, Mr. Angus McClasky of Erin Mills, Mr. E. Bodnar of Engineering, Mr. J. Montague of Planning. Mr. MacCauley went over some of the background of his earlier approach to the Municipality by correspondence, and read a letter which he sent to the Township in April of this year setting out his request that Erin Mills should receive a proportionate share of the proposed enlargement to the Streetsville Sewage Treatment Plant. According to his understanding, there are two possibilities for the development of land in the Streetsville area:

1) The long term approach, being sewage treatment facilities at the lake.

2) The short term approach, being the extension to the Streetsville Sewage Treatment Plant.

His client is in favour of the first proposal, but he pointed out that if the Ontario Water Resources Commission, the Town of Streetsville and the Township of Toronto decide to enlarge the Streetsville Plant even though the extension is not proposed by his client, he wishes a proportionate share of the capacity to be allocated to his client, so that they may proceed with the development of industrial land. Mr. MacCauley informed the Committee that Erin Mills is prepared to pay their proportionate share of the cost involved in the enlargement of the plant, and that while they would prefer credits from the development of the industrial land to be applied to the eventual development of residential lands, owned by them, the Municipality would be under no obligation to agree to this proposal. He went on to discuss the fact that his client owns some three thousand, five hundred acres and that naturally his client is interested in working out a scheme of development which would protect the Township and Erin Mills. He made it quite clear that his client could not agree to the same terms of development as have been agreed upon by Highbury, but he was of the opinion that an agreement could be worked out satisfactory to both Erin Mills and the Township. Mr. MacCauley and Mr. McClasky left two points for the Committee's further consideration: 1) that Erin Mills be given a proportionate share of the increased capacity in the sewage treatment plant at Streetsville for a proportionate share of the cost for the development of industrial lands located north-west of Streetsville;

See amendment page 1 Council Minutes, September 29, 1964.

2) That the Township show some indication that Erin Mills is welcome to make further approaches to the Township, in an effort to work out terms of development for not only the industrial lands. but the residential as well.

RECOMMENDATION: That a letter be sent to Mr. MacCauley to tell him that he is welcome to submit proposals on behalf of Erin Mills for the development of both industrial and residential land, and that they will receive full consideration by the Township of Toronto.

593. FILE T-14092 - MRS. H. PINKNEY (#559)

This is a proposed plan of subdivision located east of Bexhill Road, south of Highway #2. It has approximately 21 lots and is zoned R1 and R2. The Planning Board considered the third revision of this plan at its meeting on July 7, 1964, when it decided to recommend that the conditions of draft approval for the proposed plan of subdivision be approved. Copies of the following were attached to the agenda for the Committee's consideration:

1. The consolidated report dated June 17, 1964;
2. A letter dated July 3, 1964, from Mr. E. A. Jupp in reply to the consolidated report;
3. The conditions of draft approval from the Planning Board meeting of July 7, 1964.

Mr. Robert MacCauley and Mr. Jupp, solicitors for Mrs. Pinkney, attended the Committee's meeting to discuss certain points regarding this subdivision. Mr. Bodnar and Mr. Montague were also present. The points raised for discussion by Mr. MacCauley and Mr. Jupp were as follows:

1) 5% - Mr. MacCauley pointed out that there had been some discussion regarding the possibility of dedicating a block of land on the plan as the 5% Dedication, instead of a 5% Cash Dedication. The Municipality had suggested that if Block "B" is to be dedicated, that it should be filled to the satisfaction of the Parks Dept. Mr. MacCauley suggested that his client be given a choice of giving either cash or dedicating the block in an improved condition.

2) The Township suggested that the valley and watercourse, Block "A", located near the easterly limit of the plan be designated and zoned Greenbelt to protect the major drainage course. The westerly boundary of the lands to be zoned and designated will be at least 165' west of the westerly limit of R. P. 417. Mr. MacCauley requested that the Greenbelt line be more flexible than proposed by the Municipality.

3) Water Supply - The Township requested a 6" watermain from the proposed road via an easement to connect with the existing watermain on Parkland Avenue, thus creating a loop so that the plan can be serviced from either direction. Mr. MacCauley suggested that the 6" watermain from the proposed road to the watermain on Parkland Avenue is not necessary for the Pinkney Subdivision and if it is insisted upon by the Municipality, his client should only have to pay a portion of the cost. It was suggested to Mr. MacCauley that his client should decide whether to proceed on the basis of paying the actual cost of installing the watermain out to Parkland Avenue, or pay a levy of $500.00 per gross acre. Mr. MacCauley said that he would discuss this with his client.

4) Storm Drainage - (Easement through Block "A") - The Township's proposal for the storm drainage on the plan requires an easement over Block "A", being the valley land which is heavily treed. Mr. MacCauley pointed out that his client does not want the Municipality to have an easement through this block, and it is his opinion that such an easement will not be required because storm drains will be placed on Gatehouse Crescent and the increase of storm water going down through the valley will not be sufficient to require the removal of trees and the opening of a ditch. He did point out however, that a compromise might be reached if the Township agreed to only use the easement as a means of access for removing a blockage in the stream, and that trees would not be removed.

5) Storm Drainage (Rear Elevation of Lots 9, 10 & 11) - The Township requested that the rear elevation of these lots be raised to 255' above the level of the lake. Mr. MacCauley agreed to raise the level of these lots to 251', but pointed out that if he had to comply with the Township's request, it would require the destruction of a considerable number of trees. He suggested that a clause be placed in the Engineering Agreement requiring proper protection for the houses that will be built on these lots and that the type of protection required be worked out at the time that the houses are designed.

6) Sidewalks - The Township requested that sidewalks be constructed on one side of the road within the proposed plan and that sidewalks be constructed from the internal road on the proposed plan, along Bexhill to the existing sidewalk on Bexhill Road in front of Registered Plan 631. Mr. MacCauley suggested that his client should not be required to build sidewalks on Bexhill Road, because

they have paid for more than their share for the improvements to Bexhill Road, by a) building the bridge;b) providing the pavement; c) constructing a sidewalk from Glenleven to Contour Drive.

RECOMMENDATION: The recommendation on this item is in six parts:

1) That the condition regarding the 5% dedication provide for a choice of either a 5% cash dedication or the dedication of Block "B" improved.

2) That the Greenbelt line along the westerly limit of the lands to be zoned and designated as Greenbelt be determined by the Township Staff in conjunction with the Subdivider; and further, that this line be no more than 15' west of the west limit of Block "A" as it is presently shown on the proposed plan.

3) That the Subdivider be required to give an easement to the Township over Block "A" and further, if it is possible, that provision be made in the easment so that it is used for maintenance purposes only, and with the condition that the trees will not be disturbed.

4) That the final elevation for the rear portion of Lots 9, 10 & 11 on the proposed plan be determined after the houses for these lots have been designed and before the building permits are issued.

5) That the developer be given a choice of either paying for the cost of constructing a 6" watermain from the proposed development by way of an easement through to Contour Drive; or, paying to the Township a levy of $500.00 per gross acre in the proposed plan of subdivision.

6) That no decision be made with regard to the developers comment on sidewalks until further information is obtained, in the form of a report from the Township Engineer to determine: a) the exact location of the trees along the east side of Bexhill Road; b) the possibility of building a sidewalk on the east side of Bexhill Road without disturbing the trees.

594. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1212 (#539)

At the General Committee's meeting on July 29, 1964, consideration was given to a request from the Fire Fighters Association to meet with Council. At Council's meeting on August 10, 1964, it was decided to invite the bargaining committee for the Fire Fighters Association to meet with General Committee on August 12, 1964, or as soon thereafter as possible. The following persons attended:

Chief Braithwaite, Inspector Sproule, and Ivan McGowan. Mr. Arbuckle and Mr. Kelly of the Fire Department presented the brief on behalf of the Fire Fighters Association. Councillor Jenkins, Chairman of the meeting, pointed out that the following procedure would be followed: 1) The bargaining committee for the Fire Fighters Assoc. would present its brief. 2) The points raised in the brief would be discussed by the Committee with the bargaining committee. 3) Further consideration would be given to the presentation after the bargaining committee left the meeting. 4) The General Committee would make a recommendation to Council.

The brief from the Fire Fighters Association was presented by Mr. Arbuckle.

RECOMMENDATION: That further consideration of this item be deferred until September 16, at which time, the Township's Chief Administrative Officer will be present.

595. FILE 97-63 - POLICE ASSOCIATION (#540)

At the General Committee meeting on July 29, 1964, consideration was given to a request from the Police Association to meet with Council. At Council's meeting on August 10, 1964, it was decided to invite the bargaining committee for the Police Association to meet with General Committee on August 12, 1964, or as soon thereafter as possible. The following persons attended, representing the Police Association: Constable Robert Collins, Constable Rodney Gilmore, Constable Gerald Manuge. Mr. Ivan McGowan was present as an observer. Councillor Jenkins, Chairman, informed those representing the Police Association of the procedure that would be followed:

1) The bargaining committee for the Police Association would present its brief. 2) The points raised in the brief would be discussed by the Committee with the bargaining committee. 3) Further consideration would be given to the presentation after the bargaining committee left the meeting. 4) The General Committee would make a recommendation to Council. Constable Collins presented the brief on behalf of the Police Association.

RECOMMENDATION: That further consideration of this item be deferred until September 16, at which time, the Township's Chief Administrative Officer will be present.

596. FILE 12-60 - AIR POLLUTION (#327)

A report prepared by the Department of Development on Air Pollution for the period of January 31 to June 1, 1964, was before the Committee for its information.

RECOMMENDATION: That the information contained in the report on Air Pollution for the period of January 31 to June 1, 1964, be received and filed.

597. FILE 19-64 - ROADS GENERAL (WIDENING OF SHERWAY DRIVE)

A copy of a memo dated August 13, 1964, from the Property Agent setting out the results of his negotiations with Mrs. Ware for land in connection with the widening of Sherway Drive and the construction of a retaining wall to solve a drainage problem at this point, was before the Committee for its consideration. The Property Agent recommended "$500.00 as compensation for the taking of land (including any loss of trees, inconvenience, etc.) plus interest at 5% from the date of entry (December 1963), plus her reasonable legal costs which we understand will be about $75.00".

RECOMMENDATION: That the Property Agent be authorized to settle the acquisition of land from Mrs. R. G. Ware for the sum of $500.00 plus 5% interest from the date of entry, plus Mrs. Ware's reasonable legal costs up to a maximum of $75.00.

598. FILE 114-64 - ONTARIO WATER RESOURCES GENERAL
FILE 165-61 - LAKEVIEW SEWAGE TREATMENT PLANT (#A94)

In July a report was received from the Ontario Water Resources Commission with respect to the operation of the Lakeview Water Pollution Control Plant during 1963. It was decided at the Committee's meeting on July 13, 1964, and Council's meeting on the same date, that the information be received and filed; and further, that the Township Engineer obtain a copy of the report regarding the operation of the Water Pollution Control Plant located on the Second Line in the north end of the Township. In memo dated August 17, 1964, the Deputy Engineer advised that his department has been in touch with the Ontario Water Resources Commission, who, under date of August 11, 1964, advised that copies of the requested report are not available.

RECOMMENDATION: That the Clerk be requested to write to the Ontario Water Resources Commission to request again a copy of the report regarding the operation of the Water Pollution Control Plant located in the Township of Toronto on the Second Line East.

599. FILE 114-64 - ONTARIO WATER RESOURCES GENERAL (OPERATION OF WATER POLLUTION CONTROL PLANT, SECOND LINE EAST)

The Committee considered the fact that complaints had been received regarding the operation of the Water Pollution Control Plant located on the Second Line, in the north end of the Township. It was agreed that further information should be obtained before further consideration is given to this item.

RECOMMENDATION: That the Medical Officer of Health for Peel County be requested to take water samples from the stream on the north and south sides of the water pollution control plant and report the findings to the Clerk for the Township of Toronto.

600. FILE OZ-19-64 - ROBERT & BETTY BULL

This is an application requesting an exemption to permit an antique business in an agricultural zone. The Planning Board considered this application at its meeting on August 11, 1964, when it decided to recommend that the application be approved subject to a special by-law which would:

(a) Limit the business operations to the existing buildings;
(b) Prohibit outside storage and display of any materials;
(c) Provide for the erection of a sign with a size limitation similar to that prescribed in the agricultural zone;
(d) Provide for parking in accordance with the requirements for an antique business as allowed in an AC2 zone; and further, that Council be requested to hold any public meeting which may be deemed necessary in this regard.

A copy of the Board's report and a sketch showing the location of the property was before the Committee for its consideration.

RECOMMENDATION: That application OZ-19-64 from Robert & Betty Bull be approved in principle as recommended by the Planning Board; and further, that the owners of property within a radius of 300' of the property under consideration be notified that final consideration will be given to the application at Council's meeting on September 14, 1964, at 7:30 p.m.

601. FILE OZ-13-64 - ALEX McKENDRICK (TURNER & PORTER)

This is an application requesting a change of the Zoning By-law to permit the erection and operation of a funeral home. The Planning Board considered this request in 1963, and forwarded its recommendation which was considered at the General Committee's meeting on

September 5, 1963, and later approved by Council, subject to certain conditions. The Planning Board has given further consideration to the site development plan for the Turner & Porter holdings and a copy of the report from the Planning Board's meeting on August 11, 1964, was before the Committee for its consideration. A copy of this report is contained in the above file. The report set out the items which the approved site plan provides for, and the requests for minor changes by the applicant. One of the requested changes was "the paving of driveways and off-street parking areas to be ashphalt or concrete paved". The Committee felt that this should be amended to read "the paving of driveways and off-street parking areas to be ashphalt and/or concrete paved.

RECOMMENDATION: That the site development plan for the Turner & Porter holdings as modified be incorporated into the proposed special Zoning By-law as recommended by the Planning Board.

602. FILE T-16151 - H. KUYVENHOVEN (#485)

This is a proposed plan of subdivision on the west side of Cawthra Road between the Hassall Subdivision and the Miszczuk Subdivision. It has 52 proposed lots, all of which are zoned R4. The Planning Board considered the application at its meeting on August 11, 1964, when it decided to recommend that the report outlining the conditions of draft approval be approved. A copy of each of the following was attached to the agenda for the Committee's consideration:

1. Consolidated report dated July 22, 1964;
2. The subdivider's reply dated August 6, 1964, to the report;
3. The Planning Board's suggested conditions of draft approval dated August 11, 1964.

RECOMMENDATION: That proposed plan of subdivision T-16151 - H.

Kuyvenhoven, be forwarded to the Metropolitan Planning Board and the Department of Municipal Affairs with a recommendation of draft approval subject to the conditions as recommended by the Planning Board on August 11, 1964.

603. FILE 163-60 - CONSUMERS' GAS RATES

A copy of a letter dated July 28, 1964, from Mr. J. C. McCarthy on behalf of the Consumers' Gas Company was before the Committee for its consideration. This letter points out that the company's present rates will continue until September 30th, 1964, and that the company has filed an application for approval of a new schedule of rates effecting a reduction in certain of the company's rates to take effect on the first day of October, 1964.

RECOMMENDATION: That the information contained in the letter dated July 28, 1964, from Mr. J. C. McCarthy on behalf of the Consumer's Gas Company be received and filed.

604. FILE 29-62 - SKATING AREAS (PARKING CREDIT RIVER) (#528)

At the Committee's meeting on July 29, 1964, a memo was attached to the agenda from the Superintendent of Parks dated July 17, 1964, in which he suggested that consideration be given to provide parking facilities for the Credit River skating area. It was pointed out that the parking facilities presently provided on property in the Town of Port Credit may not be available to the Township during the coming season. At that time, the Clerk of the Town of Port Credit suggested that we should write to his office, because there was a possibility that space may be available. This inquiry was made and in a memo dated August 18, 1964, from Mr. Thomson, he advised, "that

the park will not be available this year. Extensive improvements to this area are to be carried out this fall to make this area suitable for both baseball and softball and it is doubtful that any other use will be permitted for some years". A copy of Mr. Halliday's memo dated July 17, 1964, was again before the Committee.

RECOMMENDATION: That the Clerk write to Texaco Canada Limited regarding the possibility of using their lands for parking, in connection with the Credit River skating area.

(#591)

605. FILE PROJECT 32-64 - RIDGEWOOD SANITARY SEWERS (CLARKSON PROPERTY)

The Committee considered a memo from the Property Agent dated July 28, 1964, in which information was set out regarding the acquisition of an easement from Mr. & Mrs. Clarkson for the Ridgewood Sanitary Sewer. The memo pointed out that the easement comprising 28,257.56 square feet or .651 acres, and a working easement comprising 74,661.84 square feet or 1.714 acres. The consideration for the grant is $500.00 covering both easements. In addition to the consideration, Mr. Clarkson agreed to accept an additional $500.00 to cover resodding and seeding after work is completed, since this is not included in the contract; plus Mr. Clarkson's legal expenses of $15.00, making a total of $1,015.00.

RECOMMENDATION: That the Property Agent be authorized to acquire the easement for sanitary sewer purposes, through the Clarkson property, Pt. Lot 11, Concession 8, for the sum of $1,015.00, in accordance with his memo dated July 28, 1964.

606. FILE BY-LAW 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connections.
(#551)

This By-law was placed on the agenda on July 29, 1964, because Deputy-

Reeve Murray had been approached by persons owning property in the vicinity of the Domex Subdivision. The subdivider has constructed and paid for the sewer passing the property in question and according to the by-law, in order for this person to obtain a connection, it would be necessary for him to pay the frontage charges plus the connection charge. In accordance with Mr. Murray's request, consideration was given to amending this by-law so there will not be sections of sewers which will in effect be paid for twice. It was decided at Council's meeting on August 10, 1964, that no amendment be made to By-law 2623 at this time. Councillor Jenkins requested that further consideration be given to this item.

RECOMMENDATION: That By-law 2623 be amended so that double payment for portions of underground services will not be required.

607. FILE REGISTERED PLAN 491

The Committee was advised that when Plan 491 was registered, it was decided to have the cul-de-sac at the south end of Pinetree Crescent. A one foot reserve was placed across the 66' section of Pinetree Crescent even though the 66' allowance at the location of the one foot reserve was not totally owned by the Municipality as part of the road allowance. When Plan 595 was registered, the one foot reserve on Plan 491 was lifted and the road was extended through to connect with Pinetree Crescent on Plan 491. When this was done the road was constructed in part on property not owned by the Municipality and since the road has been extended, the cul-de-sac on Plan 491 is no longer necessary. It was suggested to the Committee that steps be taken in order to overcome the problem existing at this location.

RECOMMENDATION: The Recommendation on this item is in two parts:

1) That the one foot reserve at the end of Pinetree Crescent on Registered Plan 491 be declared part of Pinetree Crescent.

2) That Blocks "A" & "B", forming part of the cul-de-sac on Plan 491 (which were never made part of the Township road system), be exchanged for the triangular shaded portions as shown on the sketch entitled "Exchange of Property Between Township and Owners of Lots 8 & 14, Registered Plan 491" contained in the above file.

608. FILE T-16407 - C. B. MARTIN INVESTMENTS

This is a proposed plan of subdivision located at the south end of Leda Avenue and Garnet Avenue, between Kenmuir Avenue and Northaven Drive. The plan has approximately 43 lots all of which are zoned R4. The Planning Board, at its meeting on August 11, 1964, recommended that the plan be released for processing. A copy of the Board's report dated August 11, 1964, was before the Committee for its consideration.

RECOMMENDATION: That proposed plan of subdivision T-16407 - C. B. Martin Investments, be released for processing as recommended by the Planning Board.

609. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#475)

At the Parks Purchase Committee meeting on June 24, 1964, it was decided to recommend that the Property Agent be requested to obtain two appraisals on the Plaxton property. This recommendation was adopted by Council. In a memo dated August 11, 1964, Mr. Wilkinson pointed out that two fee appraisals for the Plaxton property consisting of about 3.2 acres, have been obtained. The lands are rear lands behind properties fronting on Stavebank Road and Minaki Road with about 193' abutting Block "B", Plan C-10 owned by the Township. The

appraisals were carried out by G. R. Carruthers and E. A. Constam in the amounts of $4300.00 and $6500.00 respectively.

RECOMMENDATION: That the Property Agent be authorized to submit an offer to purchase to Mr. Plaxton in the amount of $5400.00.

610. FILE 43-64 - ROAD CLOSINGS GENERAL (CREDIT VALLEY CONSERVATION AUTHORITY, MEADOWVALE PARK)

The Committee was advised that in a memo dated July 15, 1964, R. K. Webb, Solicitor for the Conservation Authority, requested that the necessary by-laws be passed by Council closing the roads on the plan of subdivision prepared by A. Bristow, O.L.S. which is dated 1856, and when the road allowances are closed, they be conveyed to the Credit Valley Conservation Authority. Due to the uncertainty of the exact location of these roads, it is necessary to have a survey prepared.

RECOMMENDATION: That the Credit Valley Conservation Authority be advised that the Township of Toronto agrees in principle with the request to close a portion of Willow Lane; however, since it is difficult to determine the limits of the request, the Township would appreciate further information in the form of an actual survey of that portion of Willow Lane which the Credit Valley Conservation Authority wishes closed and transferred to it.

611. FILE REGISTERED PLAN 693 - UNITED LANDS CORPORATION LIMITED PHASE V

The Committee considered a memo from the Township Engineer regarding a requested amendment by United Lands Corporation with respect to the Engineering Agreement for Phase V of their development. The present agreement provides that all roads within the development be completed on or before the 30th day of October, 1964. Less than one-

third of the lots in this development have now been built upon, and United Lands Corporation anticipate an extensive winter building programme in the area. They requested that the agreement be amended such that road construction may be delayed throughout this winter and be completed on or before the 30th of July, 1965.

RECOMMENDATION: That the required amendment to the Engineering Agreement between the Township of Toronto and United Lands Corp. be made so that July 30th, 1965, will be the date for the completion of road construction, instead of October 30th, 1964.

612. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#557)

The Committee considered a letter from J. D. Strachan of United Lands Corporation requesting a special meeting with the General Committee to consider the terms and conditions of an agreement to provide for the development of their residential lands between the Queen Elizabeth Way and Dundas Highway, west of Southdown Road.

RECOMMENDATION: That United Lands Corporation Limited be notified to attend the General Committee meeting on September 9, 1964, at 9:30 a.m. for the purpose of considering an agreement to provide for the development of their lands between the Queen Elizabeth Way and Dundas Highway, west of Southdown Road.

613. FILE T-16451 - UNITED LANDS CORPORATION LIMITED

This subdivision is located on the west side of the Fifth Line West, south of Dundas Street. It has approximately 120 lots and the zoning of the property is presently RS. The Planning Board considered this proposed plan at its meeting on August 25, 1964, to determine whether or not a recommendation should be forwarded to Council to release the plan for processing. It was recommended by the Board that the proposed

plan be released for processing after Council has made its decision regarding the zoning amendment.

RECOMMENDATION: That further consideration of this item be deferred until the meeting on September 9, 1964, with United Lands Corporation.

614. FILE OZ-23-64 - UNITED LANDS CORPORATION LIMITED

This is an application requesting a comprehensive amendment to the Zoning By-law to provide for the development of a proposed plan of subdivision T-16451, United Lands Corporation Limited. The Planning Board considered this request at its meeting on August 25, 1964.

RECOMMENDATION: That further consideration of this item be deferred until the meeting on September 9, 1964, with United Lands Corporation.

615. FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT BETWEEN STREETSVILLE, TOWNSHIP OF TORONTO & O.W.R.C.)

As a result of a recent meeting between the Township of Toronto and the Town of Streetsville, a new agreement was prepared between the Ontario Water Resources Commission, the Township of Toronto, and the Town of Streetsville, and the Township of Toronto Public Utilities Commission. This agreement was considered by the General Committee. Mr. Joy represented Highbury Developments at the meeting and Mr. MacDiarmid, Township Solicitor, attended. Mr. MacDiarmid explained the agreement clause by clause and the following amendments were made: 1) Clause 4 - amended to provide for the inclusion of levies to be paid on divisions of land; 2) Clause 30 was amended to include provision for "save and except as provided in Clause 4";

Councillor McKechnie raised the question re the water rate to be charged in the area and suggested that it should be no less than any other area of the Township. On this point the Committee

suggested that the Township Public Utilities Commission might consider passing a by-law stating that the new water users in the north-west section of the Township would have a water rate equal to that of the north-east section of the Township.

RECOMMENDATION: That the proposed agreement between the Ontario Water Resources Commission, the Township of Toronto, the Town of Streetsville and the Township of Toronto Public Utilities Commission be amended as suggested above, and recommended to Council for execution. A recorded vote was requested on this item, the results of which were as follows:

Those in favour of the recommendation:	Those opposed:
Reeve Speck	Nil
Deputy Reeve Murray	
Councillors Vignale	
McKechnie	
Jenkins	
McMillan	
Searle	
Harrison	

NOTE: Councillor Pickell was not present during the morning session when this item was voted on.

616. FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT BETWEEN ONTARIO WATER RESOURCES COMMISSION, THE TOWNSHIP OF TORONTO, THE TOWN OF STREETSVILLE & THE TOWNSHIP OF TORONTO PUBLIC UTILITIES COMMISSION)

During the consideration of this agreement, the question of water rates to be charged in the north-west section of the Township was discussed.

RECOMMENDATION: That the Council recommend to the Public Utilities Commission for the Township of Toronto that a by-law be passed to provide for a water rate in the north-west section of the Township, of no less than the water rate in the north-east section of the Township.

The General Committee adjourned at 6:00 p.m. to reconvene at 9:30 a.m. on September 9, 1964, to complete business that was not dealt with at this meeting due to a lack of time.

REPORT ADOPTED.

Frank J McKechnie
CHAIRMAN

REEVE

GENERAL COMMITTEE AGENDA

AUGUST 27, 1964

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592. FILE T-16031 - Erin Mills

593. FILE T-14092 - Mrs. H. Pinkney

594. FILE 280-60 - International Association of Fire Fighters Local 1212

595. FILE 97-63 - Police Association

596. FILE 12-60 - Air Pollution

597. FILE 19-64 - Roads General (Widening of Sherway Drive)

598. FILE 114-64 - Ontario Water Resources General
FILE 165-61 - Lakeview Sewage Treatment Plant

599. FILE 114-64 - Ontario Water Resources General (Operation of Water Pollution Control Plant, Second Line East)

600. FILE OZ-19-64 - Robert & Betty Bull

601. FILE OZ-13-64 - Alex McKendrick (Turner & Porter)

602. FILE T-16151 - H. Kuyvenhoven

603. FILE 163-60 - Consumers' Gas Rates

604. FILE 29-62 - Skating Areas (Parking Credit River)

605. FILE Project 32-64 - Ridgewood Sanitary Sewers (Clarkson Property)

606. FILE By-law 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connections.

607. FILE Registered Plan 491

608. FILE T-16407 - C. B. Martin Investments

609. FILE 11-64 - Parks General (Plaxton Property)

610. FILE 43-64 - Road Closings General (Credit Valley Conservation Authority, Meadowvale Park)

611. FILE Registered Plan 693 - United Lands Corporation Limited Phase V

612. FILE T-15851 - United Lands Corporation Limited

613. FILE T-16451 - United Lands Corporation Limited

614. FILE OZ-23-64 - United Lands Corporation Limited

615. FILE O-48-59 - Highbury Developments (Agreement between Streetsville, Township of Toronto & O.W.R.C.)

616. FILE O-48-59 - Highbury Developments (Agreement between Ontario Water Resources Commission, The Township of Toronto, The Town of Streetsville & The Township of Toronto Public Utilities Commission)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 27, 1964.

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Vignale, McKechnie, Jenkins, McMillan, Searle, Harrison, and Pickell.

STAFF PRESENT: H. E. Stewart

REPORT NUMBER 28

ITEMS CONSIDERED:

592. **FILE T-16031 - ERIN MILLS (#469)**

In a letter dated July 23, 1964, Mr. MacCauley confirmed an appointment for Wednesday, August 26, 1964, and pointed out that he would appreciate the pleasure of making such representations as seem appropriate to the General Committee. The Committee was advised that this appointment was changed to 2:00 p.m. on the 27th, when it was decided to change the date of the General Committee meeting. The following persons attended for the discussion on this item: Mr. Robert MacCauley for Erin Mills, Mr. Angus McClasky of Erin Mills, Mr. E. Bodnar of Engineering, Mr. J. Montague of Planning. Mr. MacCauley went over some of the background of his earlier approach to the Municipality by correspondence, and read a letter which he sent to the Township in April of this year setting out his request that Erin Mills should receive a proportionate share of the proposed enlargement to the Streetsville Sewage Treatment Plant. According to his understanding, there are two possibilities for the development of land in the Streetsville area:

1) The long term approach, being sewage treatment facilities at the lake.

2) The short term approach, being the extension to the Streetsville Sewage Treatment Plant.

His client is in favour of the first proposal, but he pointed out that if the Ontario Water Resources Commission, the Town of Streetsville and the Township of Toronto decide to enlarge the Streetsville Plant even though the extension is not proposed by his client, he wishes a proportionate share of the capacity to be allocated to his client, so that they may proceed with the development of industrial land. Mr. MacCauley informed the Committee that Erin Mills is prepared to pay their proportionate share of the cost involved in the enlargement of the plant, and that while they would prefer credits from the development of the industrial land to be applied to the eventual development of residential lands, owned by them, the Municipality would be under no obligation to agree to this proposal. He went on to discuss the fact that his client owns some three thousand, five hundred acres and that naturally his client is interested in working out a scheme of development which would protect the Township and Erin Mills. He made it quite clear that his client could not agree to the same terms of development as have been agreed upon by Highbury, but he was of the opinion that an agreement could be worked out satisfactory to both Erin Mills and the Township. Mr. MacCauley and Mr. McClasky left two points for the Committee's further consideration: 1) that Erin Mills be given a proportionate share of the increased capacity in the sewage treatment plant at Streetsville for a proportionate share of the cost for the development of industrial lands located north-west of Streetsville;

See amendment page 1 Council Minutes September 29, 1964

2) That the Township show some indication that Erin Mills is welcome to make further approaches to the Township, in an effort to work out terms of development for not only the industrial lands. but the residential as well.

RECOMMENDATION: That a letter be sent to Mr. MacCauley to tell him that he is welcome to submit proposals on behalf of Erin Mills for the development of both industrial and residential land, and that they will receive full consideration by the Township of Toronto.

593. FILE T-14092 - MRS. H. PINKNEY (#559)

This is a proposed plan of subdivision located east of Bexhill Road, south of Highway #2. It has approximately 21 lots and is zoned R1 and R2. The Planning Board considered the third revision of this plan at its meeting on July 7, 1964, when it decided to recommend that the conditions of draft approval for the proposed plan of subdivision be approved. Copies of the following were attached to the agenda for the Committee's consideration:

1. The consolidated report dated June 17, 1964;
2. A letter dated July 3, 1964, from Mr. E. A. Jupp in reply to the consolidated report;
3. The conditions of draft approval from the Planning Board meeting of July 7, 1964.

Mr. Robert MacCauley and Mr. Jupp, solicitors for Mrs. Pinkney, attended the Committee's meeting to discuss certain points regarding this subdivision. Mr. Bodnar and Mr. Montague were also present. The points raised for discussion by Mr. MacCauley and Mr. Jupp were as follows:

1) 5% - Mr. MacCauley pointed out that there had been some discussion regarding the possibility of dedicating a block of land on the plan as the 5% Dedication, instead of a 5% Cash Dedication. The Municipality had suggested that if Block "B" is to be dedicated, that it should be filled to the satisfaction of the Parks Dept. Mr. MacCauley suggested that his client be given a choice of giving either cash or dedicating the block in an improved condition.

2) The Township suggested that the valley and watercourse, Block "A", located near the easterly limit of the plan be designated and zoned Greenbelt to protect the major drainage course. The westerly boundary of the lands to be zoned and designated will be at least 165' west of the westerly limit of R. P. 417. Mr. MacCauley requested that the Greenbelt line be more flexible than proposed by the Municipality.

3) Water Supply - The Township requested a 6" watermain from the proposed road via an easement to connect with the existing watermain on Parkland Avenue, thus creating a loop so that the plan can be serviced from either direction. Mr. MacCauley suggested that the 6" watermain from the proposed road to the watermain on Parkland Avenue is not necessary for the Pinkney Subdivision and if it is insisted upon by the Municipality, his client should only have to pay a portion of the cost. It was suggested to Mr. MacCauley that his client should decide whether to proceed on the basis of paying the actual cost of installing the watermain out to Parkland Avenue, or pay a levy of $500.00 per gross acre. Mr. MacCauley said that he would discuss this with his client.

4) Storm Drainage - (Easement through Block "A") - The Township's proposal for the storm drainage on the plan requires an easement over Block "A", being the valley land which is heavily treed. Mr. MacCauley pointed out that his client does not want the Municipality to have an easement through this block, and it is his opinion that such an easement will not be required because storm drains will be placed on Gatehouse Crescent and the increase of storm water going down through the valley will not be sufficient to require the removal of trees and the opening of a ditch. He did point out however, that a compromise might be reached if the Township agreed to only use the easement as a means of access for removing a blockage in the stream, and that trees would not be removed.

5) Storm Drainage (Rear Elevation of Lots 9, 10 & 11) - The Township requested that the rear elevation of these lots be raised to 255' above the level of the lake. Mr. MacCauley agreed to raise the level of these lots to 251', but pointed out that if he had to comply with the Township's request, it would require the destruction of a considerable number of trees. He suggested that a clause be placed in the Engineering Agreement requiring proper protection for the houses that will be built on these lots and that the type of protection required be worked out at the time that the houses are designed.

6) Sidewalks - The Township requested that sidewalks be constructed on one side of the road within the proposed plan and that sidewalks be constructed from the internal road on the proposed plan, along Bexhill to the existing sidewalk on Bexhill Road in front of Registered Plan 631. Mr. MacCauley suggested that his client should not be required to build sidewalks on Bexhill Road, because

they have paid for more than their share for the improvements to Bexhill Road, by a) building the bridge;b) providing the pavement; c) constructing a sidewalk from Glenleven to Contour Drive.

RECOMMENDATION: The recommendation on this item is in six parts:

1) That the condition regarding the 5% dedication provide for a choice of either a 5% cash dedication or the dedication of Block "B" improved.

2) That the Greenbelt line along the westerly limit of the lands to be zoned and designated as Greenbelt be determined by the Township Staff in conjunction with the Subdivider; and further, that this line be no more than 15' west of the west limit of Block "A" as it is presently shown on the proposed plan.

3) That the Subdivider be required to give an easement to the Township over Block "A" and further, if it is possible, that provision be made in the easment so that it is used for maintenance purposes only, and with the condition that the trees will not be disturbed.

4) That the final elevation for the rear portion of Lots 9, 10 & 11 on the proposed plan be determined after the houses for these lots have been designed and before the building permits are issued.

5) That the developer be given a choice of either paying for the cost of constructing a 6" watermain from the proposed development by way of an easement through to Contour Drive; or, paying to the Township a levy of $500.00 per gross acre in the proposed plan of subdivision.

6) That no decision be made with regard to the developers comment on sidewalks until further information is obtained, in the form of a report from the Township Engineer to determine: a) the exact location of the trees along the east side of Bexhill Road; b) the possibility of building a sidewalk on the east side of Bexhill Road without disturbing the trees.

594. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1212 (#539)

At the General Committee's meeting on July 29, 1964, consideration was given to a request from the Fire Fighters Association to meet with Council. At Council's meeting on August 10, 1964, it was decided to invite the bargaining committee for the Fire Fighters Association to meet with General Committee on August 12, 1964, or as soon thereafter as possible. The following persons attended:

Chief Braithwaite, Inspector Sproule, and Ivan McGowan. Mr. Arbuckle and Mr. Kelly of the Fire Department presented the brief on behalf of the Fire Fighters Association. Councillor Jenkins, Chairman of the meeting, pointed out that the following procedure would be followed: 1) The bargaining committee for the Fire Fighters Assoc. would present its brief. 2) The points raised in the brief would be discussed by the Committee with the bargaining committee. 3) Further consideration would be given to the presentation after the bargaining committee left the meeting. 4) The General Committee would make a recommendation to Council.

The brief from the Fire Fighters Association was presented by Mr. Arbuckle.

RECOMMENDATION: That further consideration of this item be deferred until September 16, at which time, the Township's Chief Administrative Officer will be present.

595. FILE 97-63 - POLICE ASSOCIATION (#540)

At the General Committee meeting on July 29, 1964, consideration was given to a request from the Police Association to meet with Council. At Council's meeting on August 10, 1964, it was decided to invite the bargaining committee for the Police Association to meet with General Committee on August 12, 1964, or as soon thereafter as possible. The following persons attended, representing the Police Association: Constable Robert Collins, Constable Rodney Gilmore, Constable Gerald Manuge. Mr. Ivan McGowan was present as an observer. Councillor Jenkins, Chairman, informed those representing the Police Association of the procedure that would be followed:

1) The bargaining committee for the Police Association would present its brief. 2) The points raised in the brief would be discussed by the Committee with the bargaining committee. 3) Further consideration would be given to the presentation after the bargaining committee left the meeting. 4) The General Committee would make a recommendation to Council. Constable Collins presented the brief on behalf of the Police Association.

RECOMMENDATION: That further consideration of this item be deferred until September 16, at which time, the Township's Chief Administrative Officer will be present.

596. FILE 12-60 - AIR POLLUTION (#327)

A report prepared by the Department of Development on Air Pollution for the period of January 31 to June 1, 1964, was before the Committee for its information.

RECOMMENDATION: That the information contained in the report on Air Pollution for the period of January 31 to June 1, 1964, be received and filed.

597. FILE 19-64 - ROADS GENERAL (WIDENING OF SHERWAY DRIVE)

A copy of a memo dated August 13, 1964, from the Property Agent setting out the results of his negotiations with Mrs. Ware for land in connection with the widening of Sherway Drive and the construction of a retaining wall to solve a drainage problem at this point, was before the Committee for its consideration. The Property Agent recommended "$500.00 as compensation for the taking of land (including any loss of trees, inconvenience, etc.) plus interest at 5% from the date of entry (December 1963), plus her reasonable legal costs which we understand will be about $75.00".

RECOMMENDATION: That the Property Agent be authorized to settle the acquisition of land from Mrs. R. G. Ware for the sum of $500.00 plus 5% interest from the date of entry, plus Mrs. Ware's reasonable legal costs up to a maximum of $75.00.

598. FILE 114-64 - ONTARIO WATER RESOURCES GENERAL
FILE 165-61 - LAKEVIEW SEWAGE TREATMENT PLANT (#494)

In July a report was received from the Ontario Water Resources Commission with respect to the operation of the Lakeview Water Pollution Control Plant during 1963. It was decided at the Committee's meeting on July 13, 1964, and Council's meeting on the same date, that the information be received and filed; and further, that the Township Engineer obtain a copy of the report regarding the operation of the Water Pollution Control Plant located on the Second Line in the north end of the Township. In memo dated August 17, 1964, the Deputy Engineer advised that his department has been in touch with the Ontario Water Resources Commission, who, under date of August 11, 1964, advised that copies of the requested report are not available.

RECOMMENDATION: That the Clerk be requested to write to the Ontario Water Resources Commission to request again a copy of the report gegarding the operation of the Water Pollution Control Plant located in the Township of Toronto on the Second Line East.

599. FILE 114-64 - ONTARIO WATER RESOURCES GENERAL (OPERATION OF WATER POLLUTION CONTROL PLANT, SECOND LINE EAST)

The Committee considered the fact that complaints had been received regarding the operation of the Water Pollution Control Plant located on the Second Line, in the north end of the Township. It was agreed that further information should be obtained before further consideration is given to this item.

RECOMMENDATION: That the Medical Officer of Health for Peel County be requested to take water samples from the stream on the north and south sides of the water pollution control plant and report the findings to the Clerk for the Township of Toronto.

600. FILE OZ-19-64 - ROBERT & BETTY BULL

This is an application requesting an exemption to permit an antique business in an agricultural zone. The Planning Board considered this application at its meeting on August 11, 1964, when it decided to recommend that the application be approved subject to a special by-law which would:

(a) Limit the business operations to the existing buildings;
(b) Prohibit outside storage and display of any materials;
(c) Provide for the erection of a sign with a size limitation similar to that prescribed in the agricultural zone;
(d) Provide for parking in accordance with the requirements for an antique business as allowed in an AC2 zone; and further, that Council be requested to hold any public meeting which may be deemed necessary in this regard.

A copy of the Board's report and a sketch showing the location of the property was before the Committee for its consideration.

RECOMMENDATION: That application OZ-19-64 from Robert & Betty Bull be approved in principle as recommended by the Planning Board; and further, that the owners of property within a radius of 300' of the property under consideration be notified that final consideration will be given to the application at Council's meeting on September 14, 1964, at 7:30 p.m.

601. FILE OZ-13-64 - ALEX McKENDRICK (TURNER & PORTER)

This is an application requesting a change of the Zoning By-law to permit the erection and operation of a funeral home. The Planning Board considered this request in 1963, and forwarded its recommendation which was considered at the General Committee's meeting on

September 5, 1963, and later approved by Council, subject to certain conditions. The Planning Board has given further consideration to the site development plan for the Turner & Porter holdings and a copy of the report from the Planning Board's meeting on August 11, 1964, was before the Committee for its consideration. A copy of this report is contained in the above file. The report set out the items which the approved site plan provides for, and the requests for minor changes by the applicant. One of the requested changes was "the paving of driveways and off-street parking areas to be ashphalt or concrete paved". The Committee felt that this should be amended to read "the paving of driveways and off-street parking areas to be ashphalt and/or concrete paved.

RECOMMENDATION: That the site development plan for the Turner & Porter holdings as modified be incorporated into the proposed special Zoning By-law as recommended by the Planning Board.

602. FILE T-16151 - H. KUYVENHOVEN (#485)

This is a proposed plan of subdivision on the west side of Cawthra Road between the Hassall Subdivision and the Miszczuk Subdivision. It has 52 proposed lots, all of which are zoned R4. The Planning Board considered the application at its meeting on August 11, 1964, when it decided to recommend that the report outlining the conditions of draft approval be approved. A copy of each of the following was attached to the agenda for the Committee's consideration:

1. Consolidated report dated July 22, 1964;
2. The subdivider's reply dated August 6, 1964, to the report;
3. The Planning Board's suggested conditions of draft approval dated August 11, 1964.

RECOMMENDATION: That proposed plan of subdivision T-16151 - H.

Kuyvenhoven, be forwarded to the Metropolitan Planning Board and the Department of Municipal Affairs with a recommendation of draft approval subject to the conditions as recommended by the Planning Board on August 11, 1964.

603. FILE 163-60 - CONSUMERS' GAS RATES

A copy of a letter dated July 28, 1964, from Mr. J. C. McCarthy on behalf of the Consumers' Gas Company was before the Committee for its consideration. This letter points out that the company's present rates will continue until September 30th, 1964, and that the company has filed an application for approval of a new schedule of rates effecting a reduction in certain of the company's rates to take effect on the first day of October, 1964.

RECOMMENDATION: That the information contained in the letter dated July 28, 1964, from Mr. J. C. McCarthy on behalf of the Consumer's Gas Company be received and filed.

604. FILE 29-62 - SKATING AREAS (PARKING CREDIT RIVER) (#528)

At the Committee's meeting on July 29, 1964, a memo was attached to the agenda from the Superintendent of Parks dated July 17, 1964, in which he suggested that consideration be given to provide parking facilities for the Credit River skating area. It was pointed out that the parking facilities presently provided on property in the Town of Port Credit may not be available to the Township during the coming season. At that time, the Clerk of the Town of Port Credit suggested that we should write to his office, because there was a possibility that space may be available. This inquiry was made and in a memo dated August 18, 1964, from Mr. Thomson, he advised, "that

the park will not be available this year. Extensive improvements to this area are to be carried out this fall to make this area suitable for both baseball and softball and it is doubtful that any other use will be permitted for some years". A copy of Mr. Halliday's memo dated July 17, 1964, was again before the Committee.

RECOMMENDATION: That the Clerk write to Texaco Canada Limited regarding the possibility of using their lands for parking, in connection with the Credit River skating area.

605. FILE PROJECT 32-64 - RIDGEWOOD SANITARY SEWERS (CLARKSON PROPERTY) (#591)

The Committee considered a memo from the Property Agent dated July 28, 1964, in which information was set out regarding the acquisition of an easement from Mr. & Mrs. Clarkson for the Ridgewood Sanitary Sewer. The memo pointed out that the easement comprising 28,257.56 square feet or .651 acres, and a working easement comprising 74,661.84 square feet or 1.714 acres. The consideration for the grant is $500.00 covering both easements. In addition to the consideration, Mr. Clarkson agreed to accept an additional $500.00 to cover resodding and seeding after work is completed, since this is not included in the contract; plus Mr. Clarkson's legal expenses of $15.00, making a total of $1,015.00.

RECOMMENDATION: That the Property Agent be authorized to acquire the easement for sanitary sewer purposes, through the Clarkson property, Pt. Lot 11, Concession 8, for the sum of $1,015.00, in accordance with his memo dated July 28, 1964.

606. FILE BY-LAW 2623 - A By-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connections. (#551)

This By-law was placed on the agenda on July 29, 1964, because Deputy-

Reeve Murray had been approached by persons owning property in the vicinity of the Domex Subdivision. The subdivider has constructed and paid for the sewer passing the property in question and according to the by-law, in order for this person to obtain a connection, it would be necessary for him to pay the frontage charges plus the connection charge. In accordance with Mr. Murray's request, consideration was given to amending this by-law so there will not be sections of sewers which will in effect be paid for twice. It was decided at Council's meeting on August 10, 1964, that no amendment be made to By-law 2623 at this time. Councillor Jenkins requested that further consideration be given to this item.

RECOMMENDATION: That By-law 2623 be amended so that double payment for portions of underground services will not be required.

607. FILE REGISTERED PLAN 491

The Committee was advised that when Plan 491 was registered, it was decided to have the cul-de-sac at the south end of Pinetree Crescent. A one foot reserve was placed across the 66' section of Pinetree Crescent even though the 66' allowance at the location of the one foot reserve was not totally owned by the Municipality as part of the road allowance. When Plan 595 was registered, the one foot reserve on Plan 491 was lifted and the road was extended through to connect with Pinetree Crescent on Plan 491. When this was done the road was constructed in part on property not owned by the Municipality and since the road has been extended, the cul-de-sac on Plan 491 is no longer necessary. It was suggested to the Committee that steps be taken in order to overcome the problem existing at this location.

RECOMMENDATION: The Recommendation on this item is in two parts:

1) That the one foot reserve at the end of Pinetree Crescent on Registered Plan 491 be declared part of Pinetree Crescent.

2) That Blocks "A" & "B", forming part of the cul-de-sac on Plan 491 (which were never made part of the Township road system), be exchanged for the triangular shaded portions as shown on the sketch entitled "Exchange of Property Between Township and Owners of Lots 8 & 14, Registered Plan 491" contained in the above file.

608. FILE T-16407 - C. B. MARTIN INVESTMENTS

This is a proposed plan of subdivision located at the south end of Leda Avenue and Garnet Avenue, between Kenmuir Avenue and Northaven Drive. The plan has approximately 43 lots all of which are zoned R4. The Planning Board, at its meeting on August 11, 1964, recommended that the plan be released for processing. A copy of the Board's report dated August 11, 1964, was before the Committee for its consideration.

RECOMMENDATION: That proposed plan of subdivision T-16407 - C. B. Martin Investments, be released for processing as recommended by the Planning Board.

609. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#475)

At the Parks Purchase Committee meeting on June 24, 1964, it was decided to recommend that the Property Agent be requested to obtain two appraisals on the Plaxton property. This recommendation was adopted by Council. In a memo dated August 11, 1964, Mr. Wilkinson pointed out that two fee appraisals for the Plaxton property consisting of about 3.2 acres, have been obtained. The lands are rear lands behind properties fronting on Stavebank Road and Minaki Road with about 193' abutting Block "B", Plan C-10 owned by the Township. The

appraisals were carried out by G. R. Carruthers and E. A. Constam in the amounts of $4300.00 and $6500.00 respectively.

RECOMMENDATION: That the Property Agent be authorized to submit an offer to purchase to Mr. Plaxton in the amount of $5400.00.

610. FILE 43-64 - ROAD CLOSINGS GENERAL (CREDIT VALLEY CONSERVATION AUTHORITY, MEADOWVALE PARK)

The Committee was advised that in a memo dated July 15, 1964, R. K. Webb, Solicitor for the Conservation Authority, requested that the necessary by-laws be passed by Council closing the roads on the plan of subdivision prepared by A. Bristow, O.L.S. which is dated 1856, and when the road allowances are closed, they be conveyed to the Credit Valley Conservation Authority. Due to the uncertainty of the exact location of these roads, it is necessary to have a survey prepared.

RECOMMENDATION: That the Credit Valley Conservation Authority be advised that the Township of Toronto agrees in principle with the request to close a portion of Willow Lane; however, since it is difficult to determine the limits of the request, the Township would appreciate further information in the form of an actual survey of that portion of Willow Lane which the Credit Valley Conservation Authority wishes closed and transferred to it.

611. FILE REGISTERED PLAN 693 - UNITED LANDS CORPORATION LIMITED PHASE V

The Committee considered a memo from the Township Engineer regarding a requested amendment by United Lands Corporation with respect to the Engineering Agreement for Phase V of their development. The present agreement provides that all roads within the development be completed on or before the 30th day of October, 1964. Less than one-

third of the lots in this development have now been built upon, and United Lands Corporation anticipate an extensive winter building programme in the area. They requested that the agreement be amended such that road construction may be delayed throughout this winter and be completed on or before the 30th of July, 1965.

RECOMMENDATION: That the required amendment to the Engineering Agreement between the Township of Toronto and United Lands Corp. be made so that July 30th, 1965, will be the date for the completion of road construction, instead of October 30th, 1964.

612. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#557)

The Committee considered a letter from J. D. Strachan of United Lands Corporation requesting a special meeting with the General Committee to consider the terms and conditions of an agreement to provide for the development of their residential lands between the Queen Elizabeth Way and Dundas Highway, west of Southdown Road.

RECOMMENDATION: That United Lands Corporation Limited be notified to attend the General Committee meeting on September 9, 1964, at 9:30 a.m. for the purpose of considering an agreement to provide for the development of their lands between the Queen Elizabeth Way and Dundas Highway, west of Southdown Road.

613. FILE T-16451 - UNITED LANDS CORPORATION LIMITED

This subdivision is located on the west side of the Fifth Line West, south of Dundas Street. It has approximately 120 lots and the zoning of the property is presently RS. The Planning Board considered this proposed plan at its meeting on August 25, 1964, to determine whether or not a recommendation should be forwarded to Council to release the plan for processing. It was recommended by the Board that the proposed

plan be released for processing after Council has made its decision regarding the zoning amendment.

RECOMMENDATION: That further consideration of this item be deferred until the meeting on September 9, 1964, with United Lands Corporation.

614. FILE OZ-23-64 - UNITED LANDS CORPORATION LIMITED

This is an application requesting a comprehensive amendment to the Zoning By-law to provide for the development of a proposed plan of subdivision T-16451, United Lands Corporation Limited. The Planning Board considered this request at its meeting on August 25, 1964.

RECOMMENDATION: That further consideration of this item be deferred until the meeting on September 9, 1964, with United Lands Corporation.

615. FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT BETWEEN STREETSVILLE, TOWNSHIP OF TORONTO & O.W.R.C.)

As a result of a recent meeting between the Township of Toronto and the Town of Streetsville, a new agreement was prepared between the Ontario Water Resources Commission, the Township of Toronto, and the Town of Streetsville, and the Township of Toronto Public Utilities Commission. This agreement was considered by the General Committee. Mr. Joy represented Highbury Developments at the meeting and Mr. MacDiarmid, Township Solicitor, attended. Mr. MacDiarmid explained the agreement clause by clause and the following amendments were made: 1) Clause 4 - amended to provide for the inclusion of levies to be paid on divisions of land; 2) Clause 30 was amended to include provision for "save and except as provided in Clause 4";

Councillor McKechnie raised the question re the water rate to be charged in the area and suggested that it should be no less than any other area of the Township. On this point the Committee

suggested that the Township Public Utilities Commission might consider passing a by-law stating that the new water users in the north-west section of the Township would have a water rate equal to that of the north-east section of the Township.

RECOMMENDATION: That the proposed agreement between the Ontario Water Resources Commission, the Township of Toronto, the Town of Streetsville and the Township of Toronto Public Utilities Commission be amended as suggested above, and recommended to Council for execution. A recorded vote was requested on this item, the results of which were as follows:

Those in favour of the recommendation:	Those opposed:
Reeve Speck	Nil
Deputy Reeve Murray	
Councillors Vignale	
McKechnie	
Jenkins	
McMillan	
Searle	
Harrison	

NOTE: Councillor Pickell was not present during the morning session when this item was voted on.

616. FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT BETWEEN ONTARIO WATER RESOURCES COMMISSION, THE TOWNSHIP OF TORONTO, THE TOWN OF STREETSVILLE & THE TOWNSHIP OF TORONTO PUBLIC UTILITIES COMMISSION)

During the consideration of this agreement, the question of water rates to be charged in the north-west section of the Township was discussed.

RECOMMENDATION: That the Council recommend to the Public Utilities Commission for the Township of Toronto that a by-law be passed to provide for a water rate in the north-west section of the Township, of no less than the water rate in the north-east section of the Township.

The General Committee adjourned at 6:00 p.m. to reconvene at 9:30 a.m. on September 9, 1964, to complete business that was not dealt with at this meeting due to a lack of time.

REPORT ADOPTED.

Frank J McKechnie
CHAIRMAN

REEVE

T 143

RESOLUTION

Sept 14 SESSION 19 64 No.

MOVED BY Victor Ujvari

SECONDED BY

Amendment to Amendment, Item 596, S/C report of August 27/64.

That the item be referred back to General Committee for further consideration at their meeting on Sept 16/64 and further, that the Director of Development be present at that time.

Carried

T 143

RESOLUTION

September 14 SESSION 19 64 No.

MOVED BY R. A. Searle

SECONDED BY C. A. Pickell

Amendment Item 596 Second Comm Report of Aug 21/64

BE IT RESOLVED THAT:

THAT THE ~~CLERK~~ DIRECTOR OF DEVELOPMENT BE INSTRUCTED TO CONTACT THE ONTARIO HYDRO COMMISSION AND REQUEST THAT THE FLY-ASH COLLECTION EFFICIENCY OF UNITS 5 AND 6 OF THE LAKEVIEW GENERATING PLANT BE ESTABLISHED AT 99.5% AS RECOMMENDED BY THE TORONTO TOWNSHIP DEVELOPMENT DEPT RATHER THAN 98% AS PROPOSED BY THE COMMISSION AND FURTHER

— THAT THE COMMISSION BE ASKED TO ENSURE THAT ALL POSSIBLE MEASURES BE TAKEN TO LESSEN THE EMISSION OF COAL-DUST FROM THE STORAGE PILE.

GENERAL COMMITTEE AGENDA

September 9, 1964
August 27, 1964

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617. FILE T-15831 - United Lands Corporation Limited

618. FILE BY-LAW 4814 - Gravel Pits

619. FILE T-16451 - United Lands Corporation Limited

620. FILE OZ-23-64 - United Lands Corporation Limited

621. FILE PROJECT 19-64 - Sidewalk Construction 1964 (Construction of a concrete sidewalk, Lakeshore Road, Clarkson)

622. FILE 47-64C - Traffic Safety Council (Sidewalks) (Request for a Sidewalk under the Queen Elizabeth Way - Credit River Bridge).

623. FILE 108-63 - County of Peel (Representation)

624. FILE T-14941 - Rogerswood Estates - Phase II

625. FILE 280-60 - International Association of Fire Fighters, Local 1212

626. FILE 97-63 - Police Association

627. FILE 278-60 - Renaming of Toronto International Airport (Malton)

628. FILE AMENDMENT 173 to the Official Plan of the Township of Toronto Planning Area.

629. FILE AMENDMENT 159 to the Official Plan of the Township of Toronto Planning Area.

630. FILE OZ-17-64 - Sun Oil Company Limited

631. FILE 28-64 - Street Light Programme (Barbertown Road)

632. FILE 115-63 - James Family.
FILE 24-64 - Welfare General (Committee on Welfare etc.)

633. FILE 122-64 - Credit River Patrol.

634. FILE 17-60 - Erindale Sanitary Landfill (Request by Mimico)

635. FILE REGISTERED PLAN 701 - Domex Company Limited.

636. FILE T-15628 - Burnhamdale Weeds Industrial Subdivision

637. FILE T-14999 - S. Dasko & L. Osin

638. FILE T-13121 - Mrs. R. Ruschick

639. FILE 124-63 - Sherway Shopping Centre

640. FILE O-48-59 - Highbury Development (Agreement)

641. FILE 26-64 - Zoning General (Semi detached houses)

R E P O R T (Part 2)

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 27, 1964
September 9, 1964

THOSE PRESENT: (September 9) Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, McMillan, Harrison, McKechnie, Vignale, Pickell and Searle.

STAFF PRESENT: H. E. Stewart and M. D. Henderson

REPORT NUMBER 29

ITEMS CONSIDERED:

617. FILE T-15851 - UNITED LANDS CORPORATION LIMITED - (#612)

At the Committee's meeting on August 27, 1964, consideration was given to a request from United Lands, for a special meeting to study the terms and conditions of the new agreement to provide for the development of their residential land between the Queen Elizabeth Way and the Dundas Highway, west of the Fifth Line West. It was decided to notify United Lands that this meeting would be held at 9:30 a.m. on September 9th, 1964. Mr. Leonard Finch and Mr. David Strachan attended the Committee's meeting, representing United Lands Corporation Limited. Mr. Finch suggested that the expenditures already made for services should be taken into consideration in deciding the amount of the levies to be made on the new development. He also suggested that when his development reaches a 50 - 50 ratio of industrial and commercial assessment to residential assessment, that he should be given credit for anything over that in any area of the Township that he might choose to develop residential. If, on the other hand, United is not asked to pay $1,000.00 per acre on portions

of the industrial land, United would not expect to receive the industrial credits from those lands. Because of the price at which United sold land to the Sheridan Research Corporation, and the fact that these lands were originally developed for residential purposes, and were changed to industrial, so that the sale could be made, Mr. Finch suggested that special consideration should be given to the 170 acres when the levies are being set. Mr. Henderson informed the Committee that the acreage for the entire United Lands Development and ownership at the present time, is broken down as follows: Plan 587 - Acreage 117.5, Units 472; Plan 619, 626, and 641 - Acreage 119.5, Units 609; Industrial Acreage 43, Units none; Total - Acreage 280, Units 1,081; Balance of Industrial Lands - Acreage 327, Phases 3, 4, 5, 6. Residential - Acreage 187.4, Units 911. Total - Acreage 794.4, Units 1,992. In accordance with the 1961 agreement, levies at the rate of $1,000.00 per acre and $400.00 per unit would result in a total of $1,591,200.00. At that time United had paid for services $1,545,125.00 leaving a deficit of $46,075.00; however,since Phase VI, having a total of 204 Units at $400.00 per unit equals $81,600.00, and this Phase has not been developed. Therefore, United has, in fact, at the moment, a credit of $35,525.00. In accordance with Clause 11 of the 1961 agreement, there is a further 171 acres on the north side of the Queen Elizabeth and 15 acres on the south side of the Queen Elizabeth, making a total of 186 acres. Adding to this 392 acres owned by United but not

under agreement, the grand total is 1,372 acres.

RECOMMENDATION: That the Township's Chief Administrative Officer negotiate a new agreement between the Township of Toronto and the United Lands Corporation Limited, on the basis of the equivalent of $1,000.00 per acre for all lands owned by U.L.C. totalling 1,372 acres, with the exception of 100 acres owned by the Ontario Research Foundation.

618. FILE BY-LAW 4814 - GRAVEL PITS

The Committee was advised that this by-law was processed in accordance with the instructions from the Ontario Municipal Board and letters of objection have been received from Dominion Tar and Chemical Co. Limited (Cooksville Laprairy Brick), Hollis E. Beckett on behalf of Irene Beckett and Maine Kennedy and R. E. Mole, and St. Lawrence Cement Company. Copies of the letters of objection were before the Committee. Reeve Speck advised the Committee that he had attended at the Office of the Chairman of the Ontario Municipal Board to discuss the problem of this by-law, and he had been informed that the regular procedure of dealing with objections should be followed; namely, hearing by the Board.

RECOMMENDATION: That a resolution be passed by Council requesting the Ontario Municipal Board to set a date for the hearing on by-law 4814; and further, that copies of the objections to this by-law be forwarded to the Ontario Municipal Board.

619. FILE T-16451 - UNITED LANDS CORPORATION LIMITED - (#613)

This subdivision is located on the west side of the Fifth Line West, south of Dundas Street. It has approximately 120 lots and the zoning of the property is presently RS. The Planning Board considered this proposed plan of subdivision at its meeting on August 25, 1964, to determine whether or not a recommendation should be forwarded to Council to release the plan for processing. The Planning Board recommended that proposed plan of subdivision T-16451, United Lands Corporation Limited be released for processing. The fact that the question of the future zoning on the lands is to be considered at Council's meeting on September 14, was considered, and it was felt that the plan should not be released for processing until some consideration had been given to the question of zoning.

RECOMMENDATION: That the request to release proposed plan of subdivision T-16451 - United Lands Corporation Limited, be given further consideration after Council's meeting on September 14th, at which time the question of zoning will be considered.

620. FILE OZ-23-64 - UNITED LANDS CORPORATION LIMITED (#614)

This is an application requesting a comprehensive amendment to the Official Plan and Zoning By-law to provide for the development of a proposed plan of subdivision, T-16451, United Lands Corporation. The Planning Board considered this request at its meeting on August 25, 1964, and a copy of the board's report was before the Committee for its consideration. The Committee was advised that the property

under consideration in this application is adjacent to the lands under consideration in a previous application, and it was decided to notify the owners of land in the area of the previous application that the changes would be considered at Council's meeting on September 14, 1964. Expecting that the General Committee and Council would agree to the same procedure for the land under this new application, being immediately adjacent, the owners of land in the area around this application have been notified that it will be dealt with at the same time on September 14, 1964.

RECOMMENDATION: That the action taken in notifying the owners of property within 300 feet of the boundaries of the properties under consideration in this application that the matter will be dealt with at Council's meeting on September 14, be concurred with.

621. FILE PROJECT 19-64 - SIDEWALK CONSTRUCTION 1964 (CONSTRUCTION OF A CONCRETE SIDEWALK, LAKESHORE ROAD, CLARKSON) (#544)

At the General Committee's meeting on July 29, 1964, consideration was given to a brief report from the Township Engineer regarding the construction of a sidewalk or walkway on the south side of Lakeshore Road from Meadowwood Road to Clarkson Road. It was decided at that meeting that subject to the budget being able to stand it, the construction of a sidewalk be proceeded with on the basis of a concrete sidewalk in the sections that do not presently have pavement that can be utilized as a walkway. A copy of a local improvement report from the Township Engineer dated August 17, 1964, was before

the Committee for its consideration. During the consideration of this item, Councillor Harrison pointed out that a petition from the residents of the Petrie Way area would come before Council requesting that consideration be given to constructing a walkway south of Highway #2 through to the school on Clarkson Road.

RECOMMENDATION: That further consideration of the Township Engineer's local improvement report dated August 17, 1964, re the construction of a concrete sidewalk on Lakeshore Road in Clarkson be deferred for further consideration in conjunction with the petition for a walkway from the residents of the Petrie Way by the Traffic Safety Council.

622. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (REQUEST FOR A SIDEWALK UNDER THE QUEEN ELIZABETH WAY - CREDIT RIVER BRIDGE)

The Committee considered a report from the Township Engineer dated August 17, 1964, in which he pointed out that the Department of Highways has received a request that a sidewalk be constructed to join the north and south portions of Stavebank Road via a road under the Queen Elizabeth Way, Credit River Bridge.

RECOMMENDATION: That the request that a sidewalk be constructed under the Queen Elizabeth Way Credit River Bridge be referred to the Traffic Safety Council for comment.

623. FILE 108-63 - COUNTY OF PEEL (REPRESENTATION)

At Council's meeting on August 24, 1964, Deputy-Reeve Murray announced that County Council was proposing a new schedule of

representation by the County's municipalities. A copy of a letter dated August 24, 1964, from the County Clerk, to which was attached a schedule of the proposed representation formula was before the Committee for its consideration.

RECOMMENDATION: That the formula for representation on County Council as proposed by the County Council and attached to the County Clerk's letter dated August 24, 1964, be concurred with by the Township of Toronto; and further, that the County Clerk be so advised.

624. FILE T-14941 - ROGERSWOOD ESTATES, PHASE II

This is a proposed plan of subdivision located west of Lorne Park Road on which there are 45 lots and three blocks. In accordance with the procedure laid down by the Minister of Municipal Affairs for determining the 5% cash dedication, Mr. Fred Price submitted an appraisal setting the value at $394,583.20.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $19,729.16 as the amount of the 5% cash dedication on proposed plan of subdivision T-14941.

625. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS' LOCAL 1212 (#594)

At the Committee's meeting on August 27, 1964, the Bargaining Committee for the Fire Fighters' Association attended and presented their brief for the 1964 agreement. The General Committee recommended that further consideration be deferred until September 15, 1964,

at which meeting, Mr. Henderson would be available. Later in the meeting it was decided to hold a meeting on September 9, 1964. Therefore, this matter was placed before the Committee again, with the understanding that it may be possible to consider it with Mr. Henderson and have the matter placed before Council on the 14th day of September instead of having to wait until Council's meeting of the 28th of September.

RECOMMENDATION: That further consideration of this item be deferred until the next meeting.

626. FILE 97-63 - POLICE ASSOCIATION (#595)

At the Committee's meeting on August 27, 1964, the Bargaining Committee for the Police Association attended and presented their brief for the 1964 agreement. The General Committee recommended that further consideration be deferred until September 16, 1964, at which meeting Mr. Henderson would be available. Later the General Committee decided to hold a meeting on September 9, 1964, therefore, this matter was placed before it for further consideration with the understanding that it may be possible to have it placed before Council on September 14th instead of having to wait until Council's meeting on September 28th.

RECOMMENDATION: That further consideration on this item be deferred until the next meeting.

627. FILE 278-60 - RENAMING OF TORONTO INTERNATIONAL AIRPORT (MALTON) (#471)

At the General Committee's meeting on June 26, 1964, the Committee

was advised that the Department of Highways had been contacted regarding the directional signs for the Toronto International Airport at Malton, and in a letter dated June 3, 1964, Mr. Fraser, District Engineer stated, "The wording on the Department signs has been exhaustively considered and we find it best that the final wording will be as now posted 'Toronto Airport'. If the Township wishes to make further representations in respect of the wording on these signs, we suggest that these be directed to Mr. W. Biddell Director of Planning." At that meeting the General Committee recommended and it was decided by Council, "That the Clerk be authorized to write to Mr. Bruce Beer, M.P., and ask him to find out if there has been a change in the name Toronto International Airport (Malton), and if so, would he have the Minister of Transport advise the Municipality of the change and why it was made without notification to the Township of Toronto". On July 17, 1964, a letter was sent to Mr. Beer, and on August 21, 1964, reply was received from him, enclosing a copy of a letter from Mr. Alistair Fraser, Executive Assistant to the Minister of Transport, dated August 18, 1964, copies of both Mr. Beer's letter and Mr. Fraser's letter were attached to the agenda.

RECOMMENDATION: That the information contained in the letter dated August 18, 1964, from Mr. Alistair Fraser, Executive Assistant to the Minister of Transport, be received and filed; and further, that Mr. Bruce Beer, M.P., be advised that the information from Mr. Fraser

is satisfactory.

628. FILE AMENDMENT 173 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

The purpose of this amendment is:

1. To establish a policy relative to the up-dating of the Official Plan as a result of amendments initiated from time to time, and farther to permit Base Map changes to the Official Plan without the need for specific amendments in the context of a Plan Consolidation.

2. To amend the Official Plan with respect to specific land use changes which, until the approval of this amendment, cannot be interpreted to conform with the flexibility provisions of the Official Plan.

RECOMMENDATION:
That consideration of this amendment be deferred until the Committee's next meeting.

629. FILE AMENDMENT 159 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will change the land use designation on the rear portion of the properties fronting on the east side of Kennall Street. Consideration of this amendment was commenced in 1963 when the General Committee recommended to Council that the necessary by-law be passed to adopt the amendment. However, when Council considered the matter, it was decided that further information should be obtained to determine how the land dedication for the road involved would be dealt with. A meeting was held between the Industrial Committee and all the residents affected on August 27, 1964, when this matter was fully discussed. It was decided at the meeting that two courses of action were open to the property owners:

1. If the Municipality, in its negotiations with the industrial developer to the east, can provide for an access to the Hensall Street properties from Cavalra Road, the people can get together and decide whether or not they wish to proceed on their own in accordance with the Township's policy for industrial development.

2. The people can get together and agree to wait until the development in the area proceeds to the point where services and roads are constructed to their property.

The question of whether or not Amendment 159 should be processed, was discussed and it was agreed that unless there was some reason for holding the amendment up, that it should be processed and an application for its approval made to the Department of Municipal Affairs, and then followed by an application for an amendment to the Zoning By-law. It was also agreed that copies of the Industrial Development Policy would be sent to the residents in the area.

RECOMMENDATION: That the necessary by-law to adopt amendment #159 to the Official Plan of the Township of Toronto Planning Area be passed by Council at its meeting on September 14; and further, that copies of the Industrial Development Policy be forwarded to Mr. Arthur Grice.

630. FILE OZ-17-64 - SUN OIL COMPANY LIMITED

This is an application requesting a change of the Official Plan and Zoning By-law from Agricultural to Highway Commercial HC for the erection of a service station. The property is located on the south-west corner of Steeles Avenue & Dixie Road. The Planning Board considered the application at its meeting on July 7, 1964, when it

was decided to hold a public meeting. This meeting was held on August 25, 1964, when it was decided that the Official Plan be amended by designating symbolically the intersection of Steeles Avenue East and Dixie Road for planned Highway Commercial use; and further, that the land subject of this application be rezoned to HC to permit the erection of a service station.

RECOMMENDATION: That further consideration of application OZ-17-64 Sun Oil Company Limited, be deferred for two weeks in an attempt to work out a plan for the land use on Steeles Avenue between the Town of Brampton, the Township of Chingaucousy and the Township of Toronto.

631. FILE 28-64 - STREET LIGHT PROGRAMME (BARBERTOWN ROAD)

Reeve Speck requested that the Committee consider submitting a request to the Township Hydro for the installation of street lights on Barbertown Road. This street is located south of Streetsville running off the Streetsville Road to the McCarthy Mill. In a letter to Reeve Speck, Mrs. Dewart requested that a portion of the Streetsville Road and Barbertown Road be lighted.

RECOMMENDATION: That the Township Hydro be requested to install lights on Barbertown Road..

NOTE: In Mrs. Dewart's letter, it was requested that lights be installed on the portion of Streetsville Road which does not have lights at the present time, and Barbertown Road. The request for lights on Streetsville Road was inadvertently not put before the General Committee, therefore consideration should be given to requesting a report regarding the cost of installing lights on the Streetsville Road and Barbertown Road.

632. FILE 115-63 - JAMES FAMILY
FILE 24-64 - WELFARE GENERAL (COMMITTEE ON WELFARE, ETC.)(#580)

Councillor Jenkins reported to the Committee that he had hoped to have a meeting with the M. O. H. and the Director of Family Services in the County, regarding the James Family, but that he had encountered difficulty due to the fact that Dr. Powell has terminated her employment with the County, and Mr. Majury is away on a six month leave. Mr. Jenkins pointed out that he would meet with the Township's Chief Administrative Officer and Mr. Baily, who will represent the service clubs in the Township of Toronto to discuss this family 's future accommodation.

RECOMMENDATION: That further consideration of this item be deferred until Councillor Jenkins has had an opportunity to carry out his plans and report back to the Committee.

633. FILE 122-64 - CREDIT RIVER PATROL (#537)

The Committee was advised that the Town of Port Credit, had requested that consideration be given to setting up a meeting with Port Credit to consider the question of the Credit River Patrol Officer. The Town of Port Credit at its meeting on August 4, 1964, passed the following resolution: "That the River Patrol Officer, Mr. Roy Blower, be paid a total sum of $3,700.00 for beat operation and patrolling of Township of Toronto and Port Credit Lake and River areas as previously set forth for the year 1964 commencing May 1st, 1964, and continuing until October 31. A copy of the agreement between the Town of Port Credit and the Township of Toronto on this subject was before the Committee for its information.

RECOMMENDATION: That the Township of Toronto continue with the present agreement with Port Credit until the end of October, 1964; and further, that notice be given to terminate the agreement on October 31st, 1964.

634. FILE 17-60 - ERINDALE SANITARY LANDFILL - (REQUEST BY MIMICO)

In a letter dated August 24, 1964, the Clerk of Mimico pointed out that Mimico anticipates that their incinerator will be shut down for repairs for approximately three weeks this fall. He asked if it would be possible for Mimico to use the Township Sanitary Land Fill for the later part of September.

RECOMMENDATION: That the Township's Chief Administrative Officer and the Township Engineer negotiate with the Town of Mimico for the use of the Erindale Sanitary Land Fill project for disposal purposes, by the Town of Mimico, for a period of not more than one month.

635. FILE REGISTERED PLAN 701 - DOMEX COMPANY LIMITED

When consideration was being given to the Domex Subdivision it was not understood how the subdividers and the Township would share the costs of constructing Bloor Street. At that time, it was decided to let the Domex Subdivision proceed with the understanding that whatever arrangements were made with the other developers having lands fronting on Bloor Street, would apply to the Domex Subdivision. In a letter dated August 25, 1964, Mr. Mortensen requested that steps be taken to finalize the agreement between Domex Company Limited and the Township with regard to Bloor Street.

RECOMMENDATION: That the necessary revision be made to the agreements between Domex Company Limited and the Township of Toronto to provide for the construction of Bloor Street on the same basis as agreed upon between other developers and the Township.

636. FILE T-15628 - BURNHAMDALE WOODS INDUSTRIAL SUBDIVISION ($345)

This is a proposed plan of subdivision located immediately south of the Burnhamdale residential subdivision which is presently being prepared for registration. Mr. McLaughlin requested a similar agreement to those given to Wharton and Lemworth on the north side of Dundas Street.

RECOMMENDATION: That an agreement between the Township of Toronto and McLaughlin Associates Limited covering the industrial development section of this plan be entered into on terms similar to those given Wharton and Lemworth Subdivisions.

637. FILE T-14999 - S. DASKO AND L. OSIN

This is a proposed plan of subdivision south of Mineola Road, east of Hurontario Street. It has approximately 20 lots zoned R3 and R4. The Planning Board considered the application at its meeting on August 25, 1964, when it decided to recommend that the plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-14999, S. Dasko and L. Osin, be released for processing.

638. FILE T-13121 - MRS. R. RUSCHICK (#232)

At the General Committee meeting on April 1, 1964, and later at Council's meeting on April 6, 1964, the Planning Board's report on the above proposed plan of subdivision was considered. This plan is located west of Indian Grove, south of H.E. P.C. line at the east end of Caldwell Avenue. There are 11 proposed lots and one block reserved for future development and one block for school expansion adjacent to the existing Tecumseh Park School. The property is zoned R2. The Planning Board recommended that it be released for processing. Council decided that the owners should be contacted regarding two items:

1. Have they agreed with the School Board regarding the acquisition of school lands;

2. That they obtain a report from the Peel County Health Unit regarding the suitability of the soil for septic tanks and further, that the information be brought back to the General Committee.

On August 31st, 1964, the acting Director of Planning advised that he had received information from the Peel County Health Unit and the Board of Education regarding this subdivision:

1. The Board of Education "has completed arrangements to acquire property to extend its Tecumseh school site in the plan of subdivision, re your File T-13121".

2. The Peel County Health Unit has stated that soil tests had been carried out, the results of which show that this parcel of land may be successfully developed on private sewage disposal systems using septic tanks and sewage disposal fields.

RECOMMENDATION: That proposed plan of subdivision T-13121, Mrs. R. Ruschick, be released for processing.

639. FILE 124-63 - SHERWAY SHOPPING CENTRE (#491)

At the Committee's meeting on July 13, 1964, and Council's meeting on the same date, consideration was given to Amendment 172 to the Official Plan of the Etobicoke Planning Area. At that time, a copie of the following material was placed on the agenda:

1. A copy of the report from the Metropolitan Toronto Planning Board dated June 8, 1964;

2. An appendix to the Metropolitan Toronto Planning Board's report from the Transportation Division of that Board;

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto.

In a memo dated June 24, 1964, the Director of Planning advised that Metropolitan Toronto had informed the County of Peel of its decision with respect to this proposal. Part I of the Metropolitan Planning Board's recommendation states that the Board approve in principle the ultimate intermediate road plans and requested final approval of the proposals from the County of Peel and the Township of Toronto amongst other authorities. Mr. Williams requested an opportunity to discuss the matter with Mr. Cruise and further information from these officials will be forthcoming. Mr. Williams pointed out that the question of the road plans will be considered further by the Traffic Division of Metropolitan Toronto's Data Processing Machines and he suggested that no final decision be made until the information from these machines is available. The following recommendation was adopted by Council:

"That the above referred to information be received and filed; and further, that no final decision be made to the Metropolitan Toronto Planning Board's request for final approval from the County of Peel and the Township of Toronto until the additional information is received from the Metropolitan Toronto Traffic Division as referred to in the Director of Planning's letter dated July 10, 1964."

On August 25, 1964, the Director of Planning pointed out that "Further to the General Committee's recommendation as adopted by Council on July 13, 1964, I enclose for Council's attention, a copy of a letter sent to the County Engineer with respect to the traffic data collected as a result of the computer rush-hour simulation of the proposed intermediate road system. With this information available,,it would appear that Council would now give approval as previously requested by Metropolitan Toronto Planning Board to the ultimate and intermediate road plans shown on maps 2 and 3 attached to the Metropolitan Toronto Staff report dated June 8, 1964." Copies of the following were placed before Council for its further consideration:

1. A copy of the report from the Metropolitan Toronto Planning Board dated June 8, 1964;

2. An appendix to the Metropolitan Toronto Planning Board's report from the Transportation Division of that Board;

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto;

4. A copy of a letter from Mr. E. Comay of the Metropolitan Toronto Planning Board dated August 21, 1964.

Mr. Wainstock and Mr. Valgglass, both of the Dixie Plaza, attended the

Committee's meeting and pointed out that they had learned that this item was to be considered and it was their hope that it would be deferred to give them an opportunity to make further representations to the Committee prior to a final decision being made. After the Dixie merchants left, Mr. Henderson read a letter dated September 2, 1964, from the Board of the Queensway Hospital pointing out the need for the extension of the Queensway to provide for the traffic from the west to the hospital.

RECOMMENDATION: That a letter be sent to the Metropolitan Planning Board pointing out that the Township of Toronto has considered the correspondence regarding the proposed Sherway Shopping Centre and the road patterns under consideration in the area; and further, that the Township of Toronto's decision has not changed since the passing of the following resolution on November 4, 1963: "That Council for the Township of Toronto go on record that they intend to build the Queensway Extension in the location presently agreed upon as soon as money is available and when this street is constructed, the Township intends to close Evans Avenue bridge; and further, the Township has no intension of building Lorland Street as proposed by the developers of the shopping centre or the Mill Street bridge at the present time."

640. FILE O-48-59 - HIGHBURY DEVELOPMENT (AGREEMENT) (#615 & 616)

In a letter dated September 1, 1964, from the Clerk of the Town of Streetsville, it is pointed out that the agreement between the Ontario

Water Resources Commission, the Township of Toronto, the Town of Streetsville and the Township Public Utilities Commission, was considered by Streetsville and a by-law to approve the agreement was given two readings. However, the agreement was revised in four places:

1. Page 9, Paragraph 12, Line 16 - The word "it" referring to the Commission was replaced by the words "the Commission".

2. Page 13, Paragraph 28, Line 3 - The agreement originally intended the Township P.U.C. to construct at its expense, a watermain to the approximate location of the boundary between the Township and the Town. The words "on the boundary between the Township and the Town have now been changed to 'within the Town' so that it will now be the requirement of the Township P.U.C. to construct the watermain to a location where it can be connected to the existing Town system.
3. Page 14, Paragraph 29, Line 2 - The paragraph commences "Within one year from the receipt of the written request of the Town or the Town P.U.C., the Township P.U.C. shall deliver water to the Town." It has now been changed by removing the words "the Town P.U.C." and replacing them with "its Agent" so that it is now "...request of the Town or its Agent, the Township P.U.C. shall deliver water, etc."

4. Exhibit A, being the map showing the water line, has been amended to continue the water line along McCaugherty Road and across the River to connect with the Town system.

The General Committee considered Streetsville's actions with regard to the amendments in the agreement.

RECOMMENDATION: That the amendments made by the Town of Streetsville in the agreement between the Township of Toronto, the Township of Toronto P.U.C., the Town of Streetsville and the Ontario Water Resources Commission, as set out above in items 1 & 3, be concurred with; and the amendments as set out in items 2 & 4, be rejected.

541. FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) (#565)

At General Committee's meeting on August 14, 1964, Mr. Elias attended and raised four points that were giving him difficulty:

1. He stated that he was unable to obtain a building permit for semi-detached houses on a corner lot unless the main entrance to each unit was facing the same street. He asked that he be permitted to build on the corner lots so that the entrance to the houses could be from different streets.

2. He requested that he be permitted to construct semi-detached houses joined together by car ports.

3. He pointed out that he had not been able to obtain building permits for houses where a portion of the front lawn had been removed in order to obtain access to a garage in the basement of the house, because it had been determined that such a design would require the same side-yard as a two story-house.

4. He pointed out that he had encountered some difficulty with regard to the car ports for the maisonnettes. He suggested that if he had placed the car ports parallel to the rear lot line, and facing the street, he would not be required to provide any more than the normal rear yard requirement for accessory buildings. But, because he had decided to locate the car ports parallel to the side lot line with the narrow end facing the street he had been requested to provide a 35' set back from the rear lot line.

The recommendation from the meeting on August 14, 1964, was as follows:

"1) That the Township's Chief Administrative Officer consider Mr. Elias' first problem as set out above, and if it is possible proceed to have the building permits issued.

2) That the Planning Staff in co-operation with the Building Dept. Staff prepare a revision to the zoning by-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3) That Councillor Jenkins, in conjunction with the Staff, investigate and report on points 3 and 4 as raised by Mr. Elias and set out above."

Mr. MacDiarmid and Mr. Reddington attended the Committee's meeting for the discussion on this item. Councillor Jenkins pointed out that he had met with Mr. Reddington and Mr. Elias for the purpose of discussing these points. On point #1 Mr. Reddington pointed out that in his opinion, the request from Mr. Elias for permission to build a semi-detached house that would have its front doors facing onto different streets, does not conform with the requirements of the zoning by-law. However, he pointed out that he had considered this problem, and submitted a draft by-law which, in his opinion, would solve the problem if it were passed and approved by the Ontario Municipal Board. On point #2, Mr. Reddington informed the Committee that the height of the dwelling is taken from the sidewalk, if there is a sidewalk, or the centre line of the road, if there is no sidewalk. The design of Mr. Elias' house with the garage located in the basement requires a sideyard the same as a two-story house. On point #3, Mr. Elias had pointed out that he had obtained building permits for the construction of semi-detached houses joined together with car ports, and Mr. Reddington informed the Committee that he had advised Mr. Elias that if he would supply him with the lot and plan number on which he has received these permits, that he or his staff would check them to determine whether or not permits for this type of construction had or not been issued; but, to date, no information has been received from Mr. Elias. On point #4, Mr. Reddington pointed out that he had

considered Mr. Elias' request regarding the garages for the Malbonnett building which is under question, and in his opinion, Mr. Elias would be entitled to a permit to construct a garage in the location requested, but that he did not believe that the site in question would be suitable, because of the grades at the rear of the lot.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the draft by-law as prepared by Mr. Reddington for an amendment to the Zoning By-law to permit the construction of semi-detached houses on corner lots with the front doors facing different streets be checked and submitted to Council for its consideration; and further, that if the by-law is to be passed to amend Zoning By-law 2813, that a similar by-law be passed to amend Zoning By-law 2273.

2. That no change be made to the previous recommendation from the General Committee's meeting on August 14, That the Planning Board Staff in co-operation with the Building Dept. Staff prepare a revisioned Zoning-By-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3. That Councillor Jenkins consult further with Mr. Reddington and Mr. Elias on the remaining points and report back to the General Committee.

The meeting adjourned at 5:15 p.m.

REPORT ADOPTED:

Frank J. McKeown — Irene Peck

CHAIRMAN — REEVE

GENERAL COMMITTEE AGENDA

September 9, 1964
August 27, 1964

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617. FILE T-15851 - United Lands Corporation Limited

618. FILE BY-LAW 4814 - Gravel Pits

619. FILE T-16451 - United Lands Corporation Limited

620. FILE OZ-23-64 - United Lands Corporation Limited

621. FILE PROJECT 19-64 - Sidewalk Construction 1964 (Construction of a concrete sidewalk, Lakeshore Rd. Clarkson)

622. FILE 47-64C - Traffic Safety Council (Sidewalks) (Request for a Sidewalk under the Queen Elizabeth Way - Credit River Bridge)

623. FILE 108-63 - County of Peel (Representation)

624. FILE T-14941 - Rogerswood Estates - Phase II

625. FILE 280-60 - International Association of Fire Fighters, Local 1212

626. FILE 97-63 - Police Association

627. FILE 278-60 - Renaming of Toronto International Airport (Malton)

628. FILE AMENDMENT 173 to the Official Plan of the Township of Toronto Planning Area.

629. FILE AMENDMENT 159 to the Official Plan of the Township of Toronto Planning Area.

630. FILE OZ-17-64 - Sun Oil Company Limited

631. FILE 28-64 - Street Light Programme (Barbertown Road)

632. FILE 115-63 - James Family
FILE 24-64 - Welfare General (Committee on Welfare, etc.)

633. FILE 122-64 - Credit River Patrol

634. FILE 17-60 - Erindale Sanitary Landfill (Request by Mimico)

635. FILE REGISTERED PLAN 701 - Demax Company Limited

636. FILE T-13628 - Burnhamdale Woods Industrial Subdivision

637. FILE T-14999 - S. Dasko & L. Osin

638. FILE T-13121 - Mrs. R. Ruschick

639. FILE 124-63 - Sherway Shopping Centre

640. FILE O-48-59 - Highbury Development (Agreement)

641. FILE 26-64 - Zoning General (Semi-Detached Houses)

R E P O R T (Part 2)

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

August 27, 1964
September 9, 1964

THOSE PRESENT: (September 9) Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, McMillan, Harrison, McKechnie, Vignale, Pickell and Searle.

STAFF PRESENT: H. E. Stewart and M. D. Henderson

REPORT NUMBER 29

ITEMS CONSIDERED:

617. **FILE T-15851 - UNITED LANDS CORPORATION LIMITED - (#612)**

At the Committee's meeting on August 27, 1964, consideration was given to a request from United Lands, for a special meeting to study the terms and conditions of the new agreement to provide for the development of their residential land between the Queen Elizabeth Way and the Dundas Highway, west of the Fifth Line West. It was decided to notify United Lands that this meeting would be held at 9:30 a.m. on September 9th, 1964. Mr. Leonard Finch and Mr. David Strachan attended the Committee's meeting, representing United Lands Corporation Limited. Mr. Finch suggested that the expenditures already made for services should be taken into consideration in deciding the amount of the levies to be made on the new development. He also suggested that when his development reaches a 50 - 50 ratio of industrial and commercial assessment to residential assessment, that he should be given credit for anything over that in any area of the Township that he might choose to develop residential. If, on the other hand, United is not asked to pay $1,000.00 per acre on portions

of the industrial land, United would not expect to receive the industrial credits from those lands. Because of the price at which United sold land to the Sheridan Research Corporation, and the fact that these lands were originally developed for residential purposes, and were changed to industrial, so that the sale could be made, Mr. Finch suggested that special consideration should be given to the 170 acres when the levies are being set. Mr. Henderson informed the Committee that the acreage for the entire United Lands Development and ownership at the present time, is broken down as follows: Plan 587 - Acreage 117.5, Units 472; Plan 619, 626, and 641 - Acreage 119.5, Units 609; Industrial Acreage 43, Units none; Total - Acreage 280, Units 1,081; Balance of Industrial Lands - Acreage 327, Phases 3, 4, 5, 6. Residential - Acreage 187.4, Units 911. Total - Acreage 794.4, Units 1,992. In accordance with the 1961 agreement, levies at the rate of $1,000.00 per acre and $400.00 per unit would result in a total of $1,591,200.00. At that time United had paid for services $1,545,125.00 leaving a deficit of $46,075.00; however,since Phase VI, having a total of 204 Units at $400.00 per unit equals $81,600.00, and this Phase has not been developed. Therefore, United has, in fact, at the moment, a credit of $35,525.00. In accordance with Clause 11 of the 1961 agreement, there is a further 171 acres on the north side of the Queen Elizabeth and 15 acres on the south side of the Queen Elizabeth, making a total of 186 acres. Adding to this 392 acres owned by United but not

under agreement, the grand total is 1,372 acres.

RECOMMENDATION: That the Township's Chief Administrative Officer negotiate a new agreement between the Township of Toronto and the United Lands Corporation Limited, on the basis of the equivalent of $1,000.00 per acre for all lands owned by U.L.C. totalling 1,372 acres, with the exception of 100 acres owned by the Ontario Research Foundation.

618. FILE BY-LAW 4814 - GRAVEL PITS

The Committee was advised that this by-law was processed in accordance with the instructions from the Ontario Municipal Board and letters of objection have been received from Dominion Tar and Chemical Co. Limited (Cooksville Laprairy Brick), Hollis E. Beckett on behalf of Irene Beckett and Maine Kennedy and R. E. Mole, and St. Lawrence Cement Company. Copies of the letters of objection were before the Committee. Reeve Speck advised the Committee that he had attended at the Office of the Chairman of the Ontario Municipal Board to discuss the problem of this by-law, and he had been informed that the regular procedure of dealing with objections should be followed; namely, hearing by the Board.

RECOMMENDATION: That a resolution be passed by Council requesting the Ontario Municipal Board to set a date for the hearing on by-law 4814; and further, that copies of the objections to this by-law be forwarded to the Ontario Municipal Board.

619. **FILE T-16451 - UNITED LANDS CORPORATION LIMITED - (#613)**

This subdivision is located on the west side of the Fifth Line West, south of Dundas Street. It has approximately 120 lots and the zoning of the property is presently RS. The Planning Board considered this proposed plan of subdivision at its meeting on August 25, 1964, to determine whether or not a recommendation should be forwarded to Council to release the plan for processing. The Planning Board recommended that proposed plan of subdivision T-16451, United Lands Corporation Limited be released for processing. The fact that the question of the future zoning on the lands is to be considered at Council's meeting on September 14, was considered, and it was felt that the plan should not be released for processing until some consideration had been given to the question of zoning.

RECOMMENDATION: That the request to release proposed plan of subdivision T-16451 - United Lands Corporation Limited, be given further consideration after Council's meeting on September 14th, at which time the question of zoning will be considered.

620. **FILE OZ-23-64 - UNITED LANDS CORPORATION LIMITED (#614)**

This is an application requesting a comprehensive amendment to the Official Plan and Zoning By-law to provide for the development of a proposed plan of subdivision, T-16451, United Lands Corporation. The Planning Board considered this request at its meeting on August 25, 1964, and a copy of the board's report was before the Committee for its consideration. The Committee was advised that the property

under consideration in this application is adjacent to the lands under consideration in a previous application, and it was decided to notify the owners of land in the area of the previous application that the changes would be considered at Council's meeting on September 14, 1964. Expecting that the General Committee and Council would agree to the same procedure for the land under this new application, being immediately adjacent, the owners of land in the area around this application have been notified that it will be dealt with at the same time on September 14, 1964.

RECOMMENDATION: That the action taken in notifying the owners of property within 300 feet of the boundaries of the properties under consideration in this application that the matter will be dealt with at Council's meeting on September 14, be concurred with.

621. FILE PROJECT 19-64 - SIDEWALK CONSTRUCTION 1964 (CONSTRUCTION OF A CONCRETE SIDEWALK, LAKESHORE ROAD, CLARKSON) (#544)

At the General Committee's meeting on July 29, 1964, consideration was given to a brief report from the Township Engineer regarding the construction of a sidewalk or walkway on the south side of Lakeshore Road from Meadowwood Road to Clarkson Road. It was decided at that meeting that subject to the budget being able to stand it, the construction of a sidewalk be proceeded with on the basis of a concrete sidewalk in the sections that do not presently have pavement that can be utilized as a walkway. A copy of a local improvement report from the Township Engineer dated August 17, 1964, was before

the Committee for its consideration. During the consideration of this item, Councillor Harrison pointed out that a petition from the residents of the Petrie Way area would come before Council requesting that consideration be given to constructing a walkway south of Highway #2 through to the school on Clarkson Road.

RECOMMENDATION: That further consideration of the Township Engineer's local improvement report dated August 17, 1964, re the construction of a concrete sidewalk on Lakeshore Road in Clarkson be deferred for further consideration in conjunction with the petition for a walkway from the residents of the Petrie Way by the Traffic Safety Council.

622. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (REQUEST FOR A SIDEWALK UNDER THE QUEEN ELIZABETH WAY - CREDIT RIVER BRIDGE)

The Committee considered a report from the Township Engineer dated August 17, 1964, in which he pointed out that the Department of Highways has received a request that a sidewalk be constructed to join the north and south portions of Stavebank Road via a road under the Queen Elizabeth Way, Credit River Bridge.

RECOMMENDATION: That the request that a sidewalk be constructed under the Queen Elizabeth Way Credit River Bridge be referred to the Traffic Safety Council for comment.

623. FILE 108-63 - COUNTY OF PEEL (REPRESENTATION)

At Council's meeting on August 24, 1964, Deputy-Reeve Murray announced that County Council was proposing a new schedule of

representation by the County's municipalities. A copy of a letter dated August 24, 1964, from the County Clerk, to which was attached a schedule of the proposed representation formula was before the Committee for its consideration.

RECOMMENDATION: That the formula for representation on County Council as proposed by the County Council and attached to the County Clerk's letter dated August 24, 1964, be concurred with by the Township of Toronto; and further, that the County Clerk be so advised.

624. FILE T-14941 - ROGERSWOOD ESTATES, PHASE II

This is a proposed plan of subdivision located west of Lorne Park Road on which there are 45 lots and three blocks. In accordance with the procedure laid down by the Minister of Municipal Affairs for determining the 5% cash dedication, Mr. Fred Price submitted an appraisal setting the value at $394,583.20.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $19,729.16 as the amount of the 5% cash dedication on proposed plan of subdivision T-14941.

625. FILE 280-60 - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS' LOCAL 1212 (#594)

At the Committee's meeting on August 27, 1964, the Bargaining Committee for the Fire Fighters' Association attended and presented their brief for the 1964 agreement. The General Committee recommended that further consideration be deferred until September 16, 1964,

at which meeting, Mr. Henderson would be available. Later in the meeting it was decided to hold a meeting on September 9, 1964. Therefore, this matter was placed before the Committee again, with the understanding that it may be possible to consider it with Mr. Henderson and have the matter placed before Council on the 14th day of September instead of having to wait until Council's meeting of the 28th of September.

RECOMMENDATION: That further consideration of this item be deferred until the next meeting.

626. FILE 97-63 - POLICE ASSOCIATION (#595)

At the Committee's meeting on August 27, 1964, the Bargaining Committee for the Police Association attended and presented their brief for the 1964 agreement. The General Committee recommended that further consideration be deferred until September 16, 1964, at which meeting Mr. Henderson would be available. Later the General Committee decided to hold a meeting on September 9, 1964, therefore, this matter was placed before it for further consideration with the understanding that it may be possible to have it placed before Council on September 14th instead of having to wait until Council's meeting on September 28th.

RECOMMENDATION: That further consideration on this item be deferred until the next meeting.

627. FILE 278-60 - RENAMING OF TORONTO INTERNATIONAL AIRPORT (MALTON) (#471)

At the General Committee's meeting on June 26, 1964, the Committee

was advised that the Department of Highways had been contacted regarding the directional signs for the Toronto International Airport at Malton, and in a letter dated June 3, 1964, Mr. Fraser, District Engineer stated, "The wording on the Department signs has been exhaustively considered and we find it best that the final wording will be as now posted 'Toronto Airport'. If the Township wishes to make further representations in respect of the wording on these signs, we suggest that these be directed to Mr. W. Biddell Director of Planning." At that meeting the General Committee recommended and it was decided by Council, "That the Clerk be authorized to write to Mr. Bruce Beer, M.P., and ask him to find out if there has been a change in the name Toronto International Airport (Malton), and if so, would he have the Minister of Transport advise the Municipality of the change and why it was made without notification to the Township of Toronto". On July 17, 1964, a letter was sent to Mr. Beer, and on August 21, 1964, reply was received from him, enclosing a copy of a letter from Mr. Alistair Fraser, Executive Assistant to the Minister of Transport, dated August 18, 1964, copies of both Mr. Beer's letter and Mr. Fraser's letter were attached to the agenda.

RECOMMENDATION: That the information contained in the letter dated August 18, 1964, from Mr. Alistair Fraser, Executive Assistant to the Minister of Transport, be received and filed; and further, that Mr. Bruce Beer, M.P., be advised that the information from Mr. Fraser

is satisfactory.

628. FILE AMENDMENT 173 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

The purpose of this amendment is:

1. To establish a policy relative to the up-dating of the Official Plan as a result of amendments initiated from time to time, and further to permit Base Map changes to the Official Plan without the need for specific amendments in the context of a Plan Consolidation.

2. To amend the Official Plan with respect to specific land use changes which, until the approval of this amendment, cannot be interpreted to conform with the flexibility provisions of the Official Plan.

RECOMMENDATION:
That consideration of this amendment be deferred until the Committee's next meeting.

629. FILE AMENDMENT 159 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will change the land use designation on the rear portion of the properties fronting on the east side of Hensall Street. Consideration of this amendment was commenced in 1963 when the General Committee recommended to Council that the necessary by-law be passed to adopt the amendment. However, when Council considered the matter, it was decided that further information should be obtained to determine how the land dedication for the road involved would be dealt with. A meeting was held between the Industrial Committee and all the residents affected on August 27, 1964, when this matter was fully discussed. It was decided at the meeting that two courses of action were open to the property owners:

1. If the Municipality, in its negotiations with the industrial developer to the east, can provide for an access to the Hensall Street properties from Cawthra Road, the people can get together and decide whether or not they wish to proceed on their own in accordance with the Township's policy for industrial development.

2. The people can get together and agree to wait until the development in the area proceeds to the point where services and roads are constructed to their property.

The question of whether or not Amendment 159 should be processed, was discussed and it was agreed that unless there was some reason for holding the amendment up, that it should be processed and an application for its approval made to the Department of Municipal Affairs, and then followed by an application for an amendment to the Zoning By-law. It was also agreed that copies of the Industrial Development Policy would be sent to the residents in the area.

RECOMMENDATION: That the necessary by-law to adopt amendment #159 to the Official Plan of the Township of Toronto Planning Area be passed by Council at its meeting on September 14; and further, that copies of the Industrial Development Policy be forwarded to Mr. Arthur Grice.

630. FILE OZ-17-64 - SUN OIL COMPANY LIMITED

This is an application requesting a change of the Official Plan and Zoning By-law from Agricultural to Highway Commercial HC for the erection of a service station. The property is located on the south-west corner of Steeles Avenue & Dixie Road. The Planning Board considered the application at its meeting on July 7, 1964, when it

was decided to hold a public meeting. This meeting was held on August 25, 1964, when it was decided that the Official Plan be amended by designating symbolically the intersection of Steeles Avenue East and Dixie Road for planned Highway Commercial use; and further, that the land subject of this application be rezoned to HC to permit the erection of a service station.

RECOMMENDATION: That further consideration of application OZ-17-64 Sun Oil Company Limited, be deferred for two weeks in an attempt to work out a plan for the land use on Steeles Avenue between the Town of Brampton, the Township of Chingaucousy and the Township of Toronto.

631. FILE 28-64 - STREET LIGHT PROGRAMME (BARBERTOWN ROAD)

Reeve Speck requested that the Committee consider submitting a request to the Township Hydro for the installation of street lights on Barbertown Road. This street is located south of Streetsville running off the Streetsville Road to the McCarthy Mill. In a letter to Reeve Speck, Mrs. Dewart requested that a portion of the Streetsville Road and Barbertown Road be lighted.

RECOMMENDATION: That the Township Hydro be requested to install lights on Barbertown Road..

NOTE: In Mrs. Dewart's letter, it was requested that lights be installed on the portion of Streetsville Road which does not have lights at the present time, and Barbertown Road. The request for lights on Streetsville Road was inadvertently not put before the General Committee, therefore consideration should be given to requesting a report regarding the cost of installing lights on the Streetsville Road and Barbertown Road.

632. FILE 115-63 - JAMES FAMILY
FILE 24-64 - WELFARE GENERAL (COMMITTEE ON WELFARE, ETC.)(#580)

Councillor Jenkins reported to the Committee that he had hoped to have a meeting with the M. O. H. and the Director of Family Services in the County, regarding the James Family, but that he had encountered difficulty due to the fact that Dr. Powell has terminated her employment with the County, and Mr. Majury is away on a six month leave. Mr. Jenkins pointed out that he would meet with the Township's Chief Administrative Officer and Mr. Baily, who will represent the service clubs in the Township of Toronto to discuss this family 's future accommodation.

RECOMMENDATION: That further consideration of this item be deferred until Councillor Jenkins has had an opportunity to carry out his plans and report back to the Committee.

633. FILE 122-64 - CREDIT RIVER PATROL (#537)

The Committee was advised that the Town of Port Credit, had requested that consideration be given to setting up a meeting with Port Credit to consider the question of the Credit River Patrol Officer. The Town of Port Credit at its meeting on August 4, 1964, passed the following resolution: "That the River Patrol Officer, Mr. Roy Blower, be paid a total sum of $3,700.00 for beat operation and patrolling of Township of Toronto and Port Credit Lake and River areas as previously set forth for the year 1964 commencing May 1st, 1964, and continuing until October 31. A copy of the agreement between the Town of Port Credit and the Township of Toronto on this subject was before the Committee for its information.

RECOMMENDATION: That the Township of Toronto continue with the present agreement with Port Credit until the end of October, 1964; and further, that notice be given to terminate the agreement on October 31st, 1964.

634. FILE 17-60 - ERINDALE SANITARY LANDFILL - (REQUEST BY MIMICO)

In a letter dated August 24, 1964, the Clerk of Mimico pointed out that Mimico anticipates that their incinerator will be shut down for repairs for approximately three weeks this fall. He asked if it would be possible for Mimico to use the Township Sanitary Land Fill for the later part of September.

RECOMMENDATION: That the Township's Chief Administrative Officer and the Township Engineer negotiate with the Town of Mimico for the use of the Erindale Sanitary Land Fill project for disposal purposes, by the Town of Mimico, for a period of not more than one month.

635. FILE REGISTERED PLAN 701 - DOMEX COMPANY LIMITED

When consideration was being given to the Domex Subdivision it was not understood how the subdividers and the Township would share the costs of constructing Bloor Street. At that time, it was decided to let the Domex Subdivision proceed with the understanding that whatever arrangements were made with the other developers having lands fronting on Bloor Street, would apply to the Domex Subdivision. In a letter dated August 25, 1964, Mr. Mortensen requested that steps be taken to finalize the agreement between Domex Company Limited and the Township with regard to Bloor Street.

RECOMMENDATION: That the necessary revision be made to the agreements between Demex Company Limited and the Township of Toronto to provide for the construction of Bloor Street on the same basis as agreed upon between other developers and the Township.

636. **FILE T-15628 - BURNHAMDALE WOODS INDUSTRIAL SUBDIVISION (#345)**

This is a proposed plan of subdivision located immediately south of the Burnhamdale residential subdivision which is presently being prepared for registration. Mr. McLaughlin requested a similar agreement to these given to Wharton and Lemwerth on the north side of Dundas Street.

RECOMMENDATION: That an agreement between the Township of Toronto and McLaughlin Associates Limited covering the industrial development section of this plan be entered into on terms similar to those given Wharton and Lemwerth Subdivisions.

637. **FILE T-14999 - S. DASKO AND L. OSIN**

This is a proposed plan of subdivision south of Mineola Road, east of Eurentario Street. It has approximately 20 lots zoned R3 and R4. The Planning Board considered the application at its meeting on August 25, 1964, when it decided to recommend that the plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-14999, S. Dasko and L. Osin, be released for processing.

638. FILE T-13121 - MRS. R. RUSCHICK (#232)

At the General Committee meeting on April 1, 1964, and later at Council's meeting on April 6, 1964, the Planning Board's report on the above proposed plan of subdivision was considered. This plan is located west of Indian Grove, south of H.E. P.C. line at the east end of Caldwell Avenue. There are 11 proposed lots and one block reserved for future development and one block for school expansion adjacent to the existing Tecumseh Park School. The property is zoned R2. The Planning Board recommended that it be released for processing. Council decided that the owners should be contacted regarding two items:

1. Have they agreed with the School Board regarding the acquisition of school lands;

2. That they obtain a report from the Peel County Health Unit regarding the suitability of the soil for septic tanks and further, that the information be brought back to the General Committee.

On August 31st, 1964, the acting Director of Planning advised that he had received information from the Peel County Health Unit and the Board of Education regarding this subdivision:

1. The Board of Education "has completed arrangements to acquire property to extend its Tecumseh school site in the plan of subdivision, re your File T-13121".

2. The Peel County Health Unit has stated that soil tests had been carried out, the results of which show that this parcel of land may be successfully developed on private sewage disposal systems using septic tanks and sewage disposal fields.

RECOMMENDATION: That proposed plan of subdivision T-13121, Mrs. R. Ruschick, be released for processing.

639. FILE 124-63 - SHERWAY SHOPPING CENTRE (#491)

At the Committee's meeting on July 13, 1964, and Council's meeting on the same date, consideration was given to Amendment 172 to the Official Plan of the Etobicoke Planning Area. At that time, a copie of the following material was placed on the agenda:

1. A copy of the report from the Metropolitan Toronto Planning Board dated June 8, 1964;

2. An appendix to the Metropolitan Toronto Planning Board's report from the Transportation Division of that Board;

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto.

In a memo dated June 24, 1964, the Director of Planning advised that Metropolitan Toronto had informed the County of Peel of its decision with respect to this proposal. Part I of the Metropolitan Planning Board's recommendation states that the Board approve in principle the ultimate intermediate road plans and requested final approval of the proposals from the County of Peel and the Township of Toronto amongst other authorities. Mr. Williams requested an opportunity to discuss the matter with Mr. Cruise and further information from these officials will be forthcoming. Mr. Williams pointed out that the question of the road plans will be considered further by the Traffic Division of Metropolitan Toronto's Data Processing Machines and he suggested that no final decision be made until the information from these machines is available. The following recommendation was adopted by Council:

"That the above referred to information be received and filed; and further, that no final decision be made to the Metropolitan Toronto Planning Board's request for final approval from the County of Peel and the Township of Toronto until the additional information is received from the Metropolitan Toronto Traffic Division as referred to in the Director of Planning's letter dated July 10, 1964."

On August 25, 1964, the Director of Planning pointed out that "Further to the General Committee's recommendation as adopted by Council on July 13, 1964, I enclose for Council's attention, a copy of a letter sent to the County Engineer with respect to the traffic data collected as a result of the computer rush-hour simulation of the proposed intermediate road system. With this information available,,it would appear that Council would now give approval as previously requested by Metropolitan Toronto Planning Board to the ultimate and intermediate road plans shown on maps 2 and 3 attached to the Metropolitan Toronto Staff report dated June 8, 1964." Copies of the following were placed before Council for its further consideration:

1. A copy of the report from the Metropolitan Toronto Planning Board dated June 8, 1964;

2. An appendix to the Metropolitan Toronto Planning Board's report from the Transportation Division of that Board;

3. A memo dated July 10, 1964, from the Director of Planning, Township of Toronto;

4. A copy of a letter from Mr. E. Comay of the Metropolitan Toronto Planning Board dated August 21, 1964.

Mr. Weinstock and Mr. Weigglass, both of the Dixie Plaza, attended the

Committee's meeting and pointed out that they had learned that this item was to be considered and it was their hope that it would be deferred to give them an opportunity to make further representations to the Committee prior to a final decision being made. After the Dixie merchants left, Mr. Henderson read a letter dated September 2, 1964, from the Board of the Queensway Hospital pointing out the need for the extension of the Queensway to provide for the traffic from the west to the hospital.

RECOMMENDATION: That a letter be sent to the Metropolitan Planning Board pointing out that the Township of Toronto has considered the correspondence regarding the proposed Sherway Shopping Centre and the road patterns under consideration in the area; and further, that the Township of Toronto's decision has not changed since the passing of the following resolution on November 4, 1963: "That Council for the Township of Toronto go on record that they intend to build the Queensway Extension in the location presently agreed upon as soon as money is available and when this street is constructed, the Township intends to close Evans Avenue bridge; and further, the Township has no intension of building Lorland Street as proposed by the developers of the shopping centre or the Mill Street bridge at the present time."

640. FILE 0-48-59 - HIGHBURY DEVELOPMENT (AGREEMENT) (#615 & 616)

In a letter dated September 1, 1964, from the Clerk of the Town of Streetsville, it is pointed out that the agreement between the Ontario

Water Resources Commission, the Township of Toronto, the Town of Streetsville and the Township Public Utilities Commission, was considered by Streetsville and a by-law to approve the agreement was given two readings. However, the agreement was revised in four places:

1. Page 9, Paragraph 12, Line 16 - The word "it" referring to the Commission was replaced by the words "the Commission".

2. Page 13, Paragraph 28, Line 3 - The agreement originally intended the Township P.U.C. to construct at its expense, a watermain to the approximate location of the boundary between the Township and the Town. The words "on the boundary between the Township and the Town have now been changed to 'within the Town' so that it will now be the requirement of the Township P.U.C. to construct the watermain to a location where it can be connected to the existing Town system.
3. Page 14, Paragraph 29, Line 2 - The paragraph commences "Within one year from the receipt of the written request of the Town or the Town P.U.C., the Township P.U.C. shall deliver water to the Town." It has now been changed by removing the words "the Town P.U.C." and replacing them with "its Agent" so that it is now "...request of the Town or its Agent, the Township P.U.C. shall deliver water, etc."

4. Exhibit A, being the map showing the water line, has been amended to continue the water line along McCaugherty Road and across the River to connect with the Town system.

The General Committee considered Streetsville's actions with regard to the amendments in the agreement.

RECOMMENDATION: That the amendments made by the Town of Streetsville in the agreement between the Township of Toronto, the Township of Toronto P.U.C., the Town of Streetsville and the Ontario Water Resources Commission, as set out above in items 1 & 3, be concurred with; and the amendments as set out in items 2 & 4, be rejected.

641. FILE 26-64 - ZONING GENERAL (SEMI-DETACHED HOUSES) (#565)

At General Committee's meeting on August 14, 1964, Mr. Elias attended and raised four points that were giving him difficulty:

1. He stated that he was unable to obtain a building permit for semi-detached houses on a corner lot unless the main entrance to each unit was facing the same street. He asked that he be permitted to build on the corner lots so that the entrance to the houses could be from different streets.

2. He requested that he be permitted to construct semi-detached houses joined together by car ports.

3. He pointed out that he had not been able to obtain building permits for houses where a portion of the front lawn had been removed in order to obtain access to a garage in the basement of the house, because it had been determined that such a design would require the same side-yard as a two story-house.

4. He pointed out that he had encountered some difficulty with regard to the car ports for the maisonettes. He suggested that if he had placed the car ports parallel to the rear lot line, and facing the street, he would not be required to provide any more than the normal rear yard requirement for accessory buildings. But, because he had decided to locate the car ports parallel to the side lot line with the narrow end facing the street he had been requested to provide a 35' set back from the rear lot line.

The recommendation from the meeting on August 14, 1964, was as follows:

"1) That the Township's Chief Administrative Officer consider Mr. Elias' first problem as set out above, and if it is possible proceed to have the building permits issued.

2) That the Planning Staff in co-operation with the Building Dept. Staff prepare a revision to the zoning by-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3) That Councillor Jenkins, in conjunction with the Staff, investigate and report on points 3 and 4 as raised by Mr. Elias and set out above."

Mr. MacDiarmid and Mr. Reddington attended the Committee's meeting for the discussion on this item. Councillor Jenkins pointed out that he had met with Mr. Reddington and Mr. Elias for the purpose of discussing these points. On point #1 Mr. Reddington pointed out that in his opinion, the request from Mr. Elias for permission to build a semi-detached house that would have its front doors facing onto different streets, does not conform with the requirements of the zoning by-law. However, he pointed out that he had considered this problem, and submitted a draft by-law which, in his opinion, would solve the problem if it were passed and approved by the Ontario Municipal Board. On point #2, Mr. Reddington informed the Committee that the height of the dwelling is taken from the sidewalk, if there is a sidewalk, or the centre line of the road, if there is no sidewalk. The design of Mr. Elias' house with the garage located in the basement requires a sideyard the same as a two-story house. On point #3, Mr. Elias had pointed out that he had obtained building permits for the construction of semi-detached houses joined together with car ports, and Mr. Reddington informed the Committee that he had advised Mr. Elias that if he would supply him with the lot and plan number on which he has received these permits, that he or his staff would check them to determine whether or not permits for this type of construction had or not been issued; but, to date, no information has been received from Mr. Elias. On point #4, Mr. Reddington pointed out that he had

considered Mr. Elias' request regarding the garages for the maisonnett building which is under question, and in his opinion, Mr. Elias would be entitled to a permit to construct a garage in the location requested, but that he did not believe that the site in question would be suitable, because of the grades at the rear of the lot.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the draft by-law as prepared by Mr. Reddington for an amendment to the Zoning By-law to permit the construction of semi-detached houses on corner lots with the front doors facing different streets be checked and submitted to Council for its consideration; and further, that if the by-law is to be passed to amend Zoning By-law 2813, that a similar by-law be passed to amend Zoning By-law 2273.

2. That no change be made to the previous recommendation from the General Committee's meeting on August 14, That the Planning Board Staff in co-operation with the Building Dept. Staff prepare a revisioned Zoning-By-law that would permit a wider variety of semi-detached housing designs, i.e. semi-detached houses joined together with car ports.

3. That Councillor Jenkins consult further with Mr. Reddington and Mr. Elias on the remaining points and report back to the General Committee.

The meeting adjourned at 5:15 p.m.

REPORT ADOPTED:

Frank J. McKeating
CHAIRMAN

REEVE

T 143

RESOLUTION

September 14 SESSION 1964 No.

MOVED BY R.A. Leale

SECONDED BY C.D. Pickell

Amendment to Item 124-63 Sherway (~~#49~~) (639)
General Committee Report Sept. 9.

Add "and that all these decisions are made in the light of the needs generated by the natural growth ~~and~~ and development of Toronto Township"

Carried

JWK

143

RESOLUTION

September 14 SESSION 1964 No.

MOVED BY [illegible]

SECONDED BY

Be it resolved that item 640 J. the General Committee report of Sept 9 1964 be referred to the General Committee of Sept 16. 1964

Carried

[illegible]

Cooksville, Ontario,
September 16, 1964.

Minutes of a special meeting of Toronto Township Council held in the Committee Room on September 16th, 1964. The meeting commenced at 12:40 p.m. with all members of Council present.

Members of staff in attendance: Messrs. Lummiss, Stewart, Bodnar and MacDiarmid.

RE: OZ-48-59 - Highbury Developments (Agreement) - Mr. Joy presented an agreement revised as recommended by General Committee. This was dealt with by the following by-law:

A By-law to authorize execution of an agreement between The Ontario Water Resources Commission, The Corporation of the Township of Toronto, The Corporation of the Town of Streetsville, and The Public Utilities Commission of the Township of Toronto was read a first and second times and numbered 4915.

RE: P. 30-64 - ADDITION TO ENGINEERING OFFICE & WORKS BUILDING - Mr. Bodnar presented two schemes for the proposed extension to the Engineering Office and Works Building. The first scheme was the project as it was tendered. The second had certain revisions made in an attempt to lower the construction cost. This matter was dealt with by resolution, as follows:

Moved by: R. K. McMillan #193
Seconded by: C. A. Pickell

AND RESOLVED that the contract for the addition and alterations to the Township Works Building be awarded to F. B. M. Construction Company in the amount of $129,160.26 subject to the approval of the Ontario Municipal Board for the increased expenditure of $22,160.00. The total cost of the project is $147,160.00 including Engineering, financing and contingencies of $18,000.00.

A recorded vote was requested on this resolution, the result of which is as follows:

Those in favour	Those opposed
Councillor Pickell	Deputy-Reeve Murray
" McMillan	Councillor Searle
Reeve Speck	" Jenkins
Councillor Harrison	" McKechnie
" Vignale	

CARRIED 5-4

RE: FILE 82-64 - HURON PARK COMMUNITY CENTRE - The following recommendation from General Committee was considered by Council:

"The recommendation on this item is in three parts:

1. That an application be made to the Department of Municipal Affairs for a loan pursuant to the provisions of the Municipal Works Assistance Programme;

2. That an application be made to The Ontario Municipal Board for the necessary approval of the required capital expenditure;

3. That the Architect be requested to proceed with the preparation of the working drawings."

This item was dealt with by resolution, as follows:

Moved by: C. M. Murray #194
Seconded by: R. K. McMillan

AND RESOLVED that Council confirm the recommendation of General Committee of September 16, 1964 re Huron Park Community Centre.

CARRIED.

The meeting adjourned at 12:55 p.m.

Reeve

Clerk

Cooksville, Ontario,
September 14, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present; Mr. M. D. Henderson, Treasurer and Chief Administrative Officer, Mr. W. J. Anderson, Township Engineer, and Mr. K. H. MacDiarmid, Solicitor.

Minutes of meetings held on August 24th and 27th were adopted as read.

DEPUTATIONS

RE: HIGHBURY DEVELOPMENTS LIMITED - Mr. Joy, Solicitor for Highbury Developments Limited, advised Council of his firm's displeasure with the amendments made by the Town of Streetsville to the agreement between Ontario Water Resources Commission, the Township of Toronto, The Town of Streetsville and the Public Utilities Commission of the Township of Toronto, for the supply of water to Highbury's proposed development. However, he asked if it might be possible to defer this matter for consideration by Council at a meeting to be held on Wednesday, September 16th, after he has had an opportunity to go into these changes and the extra costs involved, with the Council for the Town of Streetsville. Mr. Joy's request was granted.

RE: OZ-17-64 - SUN OIL COMPANY LIMITED - This is an application requesting a change in Zoning from Agricultural to Highway Commercial for the erection of a service station on the south-west corner of Steeles Avenue and Dixie Road. Mr. Creighton of Sun Oil Company, advised that his firm is in agreement with the two week deferment as recommended in the General Committee Report of September 9th.

RE: FILE 124-63 - SHERWAY SHOPPING CENTRE- Mr. MacKneson, of Chappell, Walsh and Davidson, appeared before Council on behalf of the merchants in Dixie Plaza and Applewood Village. He presented a lengthy brief in which he strongly urged that the Township's letter to the Metropolitan Toronto Planning Board, as

recommended in item #639 of General Committee Report dated September 9th, 1964, should further state that the Queensway extension will be built when the need arises within the Township, as well as when funds are available. Mr. MacKneson advised that they have compiled evidence to show that construction of this proposed Sherway shopping centre would have a tremendous economic impact on the merchants in Toronto Township, and he asked that Council defer sending a letter to Metropolitan Toronto Planning Board until the merchants have been given an opportunity to present this information to the members of Council.

REEVE SPECK pointed out that the question of another route to the Queensway Hospital has been under consideration since 1963, and that in 1963 a resolution was passed dealing with the proposed extension and location of the Queensway which was included in the Township of Toronto Official Plan at that time. He assured that Mr. MacKneson that, as a member of the Metro Planning Board, he would certainly lay stress on the fact that the Township would not build the Queensway at any time to accommodate any shopping plaza, but only due to the necessity in our own Township.

This matter was dealt with by amendment to the General Committee Recommendation for item #639.

PETITIONS

A petition was received from residents in the Meadowwood Road-Petrie Way area asking that a walkway be constructed south of the Lakeshore Highway from Meadowwood Road to Clarkson Road for children attending Clarkson Public School. This matter was dealt with under item #621 of the General Committee Report of September 9, 1964, File P. 19-64.

COMMUNICATIONS

Decision of the Ontario Municipal Board re expropriation of Wales property for Township Public Library site. To be received and filed.

Township of Toronto Assessment Department report on Section 53 Assessment for the year to date with comparative figures for the year 1963.

Mississauga Jaycees - Letter requesting that the Township declare the week September 20th to September 26th as Jaycee Week within the Township of Toronto. A resolution was passed dealing with this request.

Hugh S. Newton & Company - Letter advising that the Township industrial film "Land on the Move" has won an award in the Business and Industry Classification at the National Film Festival in Columbus, Ohio. To be received and filed.

Building Report for the month of August, for the year to date, and for the year 1963 to the end of August. This information to be noted and report filed.

South Mississauga Ratepayers' Association - Letter of thanks for the provision of a walkway from Wateska Blvd. to Indian Grove to facilitate the movement of children to Tecumseh Public School. To be received and filed.

H. P. Clark, 269 Troy Street - Letter congratulating Council and members of the Township staff for the splendid job done on the roads in this area. Letter to be received and filed.

J. H. Reynolds, 2209 Sidney Drive - Letter registering objection to the proposed zoning amendment to allow Dr. R. Perkin to include additional physicians in his present residence on Dixie Road. This item was dealt with at the evening session of the Council meeting.

C. W. Rackett, 2187 Sidney Drive - Letter requesting that his name and that of his wife be removed from the petition approving Dr. Perkin's request. This was dealt with at the evening meeting.

St. Lawrence Cement Company,
Hollis E. Beckett, Q. C.
Dominion Tar & Chemical Company Limited
Jackson, Watson, Gillespie, Lane & Greenwood (re E. Piergiovanni)

The above four letters set out objections to proposed by-law 4814 dealing with gravel pits within the Township of Toronto. This matter was dealt with by the passing of resolution #180. The Township Engineer was requested to discuss the problem outlined in the Jackson, Watson letter with Mr. Lane or Mr. Piergiovanni, in an effort to have this objection withdrawn.

Department of Highways of Ontario - Letter from the Minister, addressed to Reeve Speck, advising that it is not the Department's intention to dispose of the vacant land at the corner of Cawthra Road and the South Service Road, at the present time.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into Committee for presentation of Committee Reports; Councillor McKechnie in the Chair.

GENERAL COMMITTEE REPORT AUGUST 27, 1964

RE: ITEM #596 - FILE 12-60 - AIR POLLUTION - Councillor Searle stated that he had made a thorough study of the Air Pollution report referred to in this item and was of the opinion that more drastic measures should be taken to curtail air pollution from the Hydro Generating Plant in Lakeview. He, therefore proposed the following amendment to the recommendation as written:

"That the Director of Development be instructed to contact the Ontario Hydro Commission and request that the fly-ash collection efficiency of units 5 and 6 of the Lakeview Generating Plant be established at 99.5% as recommended by the Toronto Township Development Dept. rather than 98% as proposed by the Commission, and further; that the Commission be asked to ensure that all possible measures be taken to lessen the emission of coal dust from the storage pile."

During the discussion that followed, it was felt that the Director of Development or Air Pollution Control Officer, had authority to proceed in this manner and that it should not be necessary for Council to intervene.

The following amendment to the amendment was proposed by Councillor Vignale:

"That this item be referred back to General Committee for further consideration at their meeting on Sept. 16/64, and further, that the Director of Development be present at that time."

The amendment to the amendment was voted on and carried.

RE: ITEM #606 - File By-law 2623 - TO PROVIDE FOR CONSTRUCTION OF SERVICE DRAINS FROM SEWERS AND FOR CHARGES AND COLLECTING THE COST OF SUCH CONNECTIONS

A recorded vote was requested on this recommendation, as follows:

In Favour of the recommendation	Opposed to the recommendation
C. M. Murray	V. Vignale
R. W. Speck	R. K. McMillan
R. A. Searle	F. J. McKechnie
	C. A. Pickell

LOST

RE: ITEM #615 - FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT BETWEEN STREETSVILLE, TOWNSHIP OF TORONTO AND O.W.R.C.)

A recorded vote was requested on the recommendation for this item, with the following results:

Those in favour of the recommendation	Those Opposed
V. Vignale	
C. M. Murray	Nil
R. W. Speck	
R. K. McMillan	
F. J. McKechnie	
C. A. Pickell	
R. A. Searle	

CARRIED - 7-0
Absent - 2

GENERAL COMMITTEE REPORT SEPTEMBER 9, 1964

RE: ITEM #639 - SHERWAY SHOPPING CENTRE - The recommendation for this item was amended to read as follows:

'That a letter be sent to the Metropolitan Toronto Planning Board pointing out that the Township of Toronto has considered the correspondence regarding the proposed Sherway Shopping Centre and the road patterns under consideration in the area; and further, that the Township of Toronto's decision has not changed since the passing of the following resolution on November 4, 1963; 'That Council for the Township of Toronto go on record that they intend to build the Queensway Extension in the location presently agreed upon as soon as money is available and when this street is constructed, the Township intends to close Evans Avenue bridge; and further, the Township has no intention of building Lorland Street as proposed by the developers of the shopping centre or the Mill Street bridge at the present time;"and that all these decisions are made in the light of the needs generated by the natural growth and development of Toronto Township."

RE: ITEM #640 - FILE O-48-59 - HIGHBURY DEVELOPMENT AGREEMENT - This item was referred to General Committee for September 16, 1964, at which time Mr. Joy, would be present. (Copies of the reports are attached to these minutes)

A motion for recess was made at 4:00 p.m. and the meeting reconvened at 4:20 p.m.

UNFINISHED BUSINESS

RE: ACQUISITION OF KAZDAN PROPERTY FOR PARK PURPOSES - The Clerk was requested to expedite this matter which has been approved by the Parks Purchase Committee.

BY-LAWS

The Reeve was called from the meeting and Acting Reeve Murray presided during the presentation of the by-laws.

By-law Number 4874 being a by-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $30,000.00 for Secondary School purposes of The Board of Education of the Township of Toronto was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $30,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4899.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the Municipal Highway was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4900. (Councillor McKechnie abstained from voting on this by-law)

A By-law to accept a Grant of Easement from H.E.P.C. over part Lot 10, Concession 1, S.D.S., was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4901.

A By-law to authorize execution of agreements for the construction of municipal works in The Township of Toronto (P.N. 20-63 and P.N. 22-64) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4902.

A By-law to accept Grant of Easement from H.E.P.C. part Lot 27, R.P. G-14, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4903.

A By-law to accept Grant of Easement from Carole Johnson over part Lot 6, Registered Plan 457, was read a first and second times and numbered 4904.

A By-law to amend By-law Number 1735 to place subdivision control on Plans 718 and 719 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4905.

By-law Number 4875 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $125,000.00 for sanitary sewer construction in the Township of Toronto, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk and the Corporate Seal attached thereto.

Number 4906 - The By-law for which this number was allocated was withdrawn from the agenda.

A By-law to authorize the temporary borrowing of $125,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4907.

A By-law to authorize the execution of an agreement between Venchiarutti Construction Limited and the Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4908.

A By-law to authorize an application to The Ontario Municipal Board for an Order to enlarge the Township of Toronto Water Area was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4909.

By-law Number 4852 being a by-law to authorize an application to The Ontario Municipal Board for an order to enlarge the Western Sewer Area, Township of Toronto, was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

By-law Number 4461 being a by-law to adopt Amendment No. 159 to the Official Plan of the Township of Toronto Planning Area, was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to accept Deeds of Land (Blocks A and C, R.P. 670; Blocks F, H, I, J and M, R.P. 716; part Lot 6, Con. 1, N.D.S. for Bloor St. Extension to Dixie Rd.; and part Lot 6, Con. 1, N.D.S. for Golden Orchard Drive Extension) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4910.

A By-law to accept a Deed of Land and Grants of Easements (Rice Construction re R.P. 719) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4911.

A By-law to authorize participation in the Ontario Municipal Employees Retirement System was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4912.

A By-law to expropriate an easement or right in the nature of an easement through part of Lot 33, in the 4th Concession fronting the Humber River, Township of Etobicoke (Re: Economy Construction) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4913.

Reeve Speck returned to the Chair after the reading of the by-laws and reported that Mrs. Aiken, a member of Peel County United Nations Association had contacted him for permission to use the Municipal Square for the singing of International Christmas Carols on December 18th, 1964 between the hours of 7:30 and 8:00 p.m. This programme would be televised and also projected on a screen in T. L. Kennedy Secondary School. This matter was dealt with by resolution.

MOTIONS

Moved by: Frank J. McKechnie #178
Seconded by: C. A. Pickell

AND RESOLVED that General Committee Report dated August 27, 1964, be adopted as amended in items 639 and 640.

CARRIED

Moved by: Frank J. McKechnie #179
Seconded by: C. A. Pickell

AND RESOLVED that General Committee Report September 9-August 27, 1964, be adopted as amended in item #596.

CARRIED

Moved by: C. M. Murray #180
Seconded by: R. K. McMillan

BE IT RESOLVED that an application be made to the Ontario Municipal Board for restricted area by-law 4814;

AND WHEREAS certain objections have been received to By-law 4814;

BE IT FURTHER RESOLVED that a copy of the letters of objection be forwarded to the Ontario Municipal Board with the application.

CARRIED

Moved by: Victor Vignale #181
Seconded by: C. M. Murray

AND RESOLVED that the contract for the reconstruction, asphalt paving and improvement of the intersection at Lorne Park Road and Birchwood Drive (P.N. 64-63) be awarded to Bramall & Company Construction Limited in the amount of $8,850.00, subject to the approval of the Department of Highways, this being the lowest tender received.

CARRIED

Moved by: C. A. Pickell #182
Seconded by: R. A. Searle

AND RESOLVED that the contract for the construction of a concrete sidewalk on the north side of Upper Middle Road from Stavebank Road to Rosemary Drive (P.N. 14-64B) be awarded to Trinetti Construction Company Limited in the amount of $7,366.60, this being the lowest tender received.

CARRIED

Moved by: C. A. Pickell #183
Seconded by: R. A. Searle

AND RESOLVED that the contract for the construction of a sanitary trunk sewer on easements along the Cooksville Creek from King Street to Dundas Street and a sewer along Dundas Street from the Trunk sewer at Littlejohn Lane westerly to an existing sewer opposite Shepard Avenue (P.N. 20-60D II) be awarded to Dundas Construction Company Limited for their low bid of $53,711.35. The award of this contract is subject to the final approval of the C.M.H.C.

CARRIED

Moved by: R. K. McMillan #184
Seconded by: Victor Vignale

AND RESOLVED that accounts paid by the Treasurer for July 1964, as follows, be approved:

General	$796,324.82
Roads	235,579.59
Welfare	6,473.14
Payroll	314,544.47

CARRIED

Moved by: C. M. Murray #185
Seconded by: R. K. McMillan

WHEREAS the Council of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Programme as described in the memorandum of the Minister of Municipal Affairs, dated the 4th day of November, 1963, in respect of the following project; namely, Vocational Addition to the Streetsville Secondary School, hereinafter referred to as 'the project';

AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's memorandum;

AND WHEREAS the project would not, without the assistance under the programme, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;

AND WHEREAS the project is one to which the immediately preceding paragraph applies;

AND WHEREAS the other requirements of the minister's memorandum have been complied with;

NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $224,664. to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

Moved by: C. M. Murray #186
Seconded by: Victor Vignale

AND RESOLVED that the week of September 20 to September 26, 1964, be declared JAYCEE WEEK in the Township of Toronto and so advertised in local newspapers.

CARRIED

Moved by: C. M. Murray #187
Seconded by: R. K. McMillan

THAT the Peel County Chapter of The United Nations Association be granted permission to use the Township of Toronto Municipal Centre for the purpose of the singing of International Christmas Carols on December 18th, between 7:30 and 8:00 p.m.

CARRIED

NOTE:

A resolution to award the contract for addition to the Works & Engineering Building (P. N. 35-64) was referred to a special meeting of Council to be held on Wednesday, September 16, 1964.

FORTHCOMING MEETINGS

September 15 - 8:00 p.m. - Recreation Committee

September 16 - 9:00 a.m. - General Committee - Architects will give presentation concerning Huron Park Community Centre.

September 16 - 2:30 p.m. - Official opening Clairville dam

September 17 - 2:00 p.m. - Official opening British American Oil Company Research centre.

A motion for recess was made at 5:40 pm. with the meeting to be re-convened at 7:30 p.m.

- -

The evening session commenced at 7:45 p.m. with all members of Council present with the exception of Councillor McMillan. Members of staff present: Mr. John Montague and Mr. Donald Cole of the Planning Board Staff. The meeting was held to consider applications for re-zoning.

RE: OZ-44-61 - DR. R. PERKIN - Mr. Cole of the Planning Board staff outlined the history of this application which is a request for a change from residential to commercial official land use designation for a parcel of land situated at the north-west corner of Dixie Road and Kendall Road. It has been recommended by the Planning Board that a special by-law be passed to permit the establishment of four medical offices in the single family residence at this location. At the present time there are two Doctors operating from these premises. Mr. Cole

pointed out that thePlanning Board suggests that a ten foot strip of land would be required for deeding to the County for the future widening of Dixie Road, and also that a one foot reserve would be required to limit access to Dixie Road. Mr. Cole explained that twelve parking spaces would be provided in accordance with the by-law requirements of three parking spaces for each office. Access would be off Kendall Road. It is the Planning Board's feeling that since no change would occur in the exterior appearance of the building, the proposed use would be completely compatible with the surrounding area.

MR. MACPHERSON of Murray V. Jones & Associates, appeared on behalf of Dr. Perkin and reviewed the basic issues which seem to be causing residents in the area some concern. He suggested that these issues are planning, parking and precedent. He pointed out that Dixie Road is slated for eventual widening to four lanes which would render it undesirable for residential use. The subject application is merely for a medical office in a residential zone and is not a request for re-zoning to a commercial category.

With reference to parking Mr. MacPherson stated that when this application was discussed at Planning Board meeting the residents present at that time had endorsed the parking plan as serving to protect the adjoining residential area. He went on to say that Dr. Perkin would be willing, if necessary, to provide additional parking facilities on the property which he owns to the north.

In dealing with "precedent" Mr. MacPherson feels that any amendment to an existing by-law could establish a "precedent", but that all applications should be dealt with on the basis of merit.

DR. PERKIN expressed the feeling that the requested use for his property is in keeping with the changing character of Dixie Road and the needs of the surrounding area. He stated that even with the maximum of four doctors in this building, there would never be more than three in the office at one time.

DR. ROBINSON who now works with Dr. Perkin, stated that if they are forced to move it would mean a hardship to many of the two thousand families presently being cared for by them.

DR. OKE, a Department Head at Queensway Hospital and resident of Harvest Drive, paid high tribute to Dr. Perkin's abilities and expressed the feeling that it would be a tragedy if Dr. Perkin should be obliged to leave the area.

MR. GARBUTT, of Sidney Drive, spoke in opposition to this application. He feels that the zoning by-law should be adhered to in promoting orderly development of the Township. He went on to say that residents are entitled to a certain measure of quiet, minimum traffic flow and freedom from the objectionable aspects of commercial activity. Patients visiting three or four doctors will create a great deal of traffic on Kendall Road particularly if cars cannot get on to Dixie Road from the parking area and this might also lead to considerable parking on Kendall Road; also evening appointments would cause certain noise and glare from headlights, etc., thus creating unpleasantness for residents in the immediate vicinity.

MRS. BURNESS of Applewood Heights, stated that many residents in her area also depend on Dr. Perkin and would find it a great hardship if he were to leave the district.

MR. COLLINGTON of Sidney Drive, felt this area is very definitely degenerating as far as property value is concerned and suggested that the whole area should be considered and not just a small part of it and asked what might be done in regulated way to protect the interests of all residents in the area. He stated that to regulate the traffic is only one small part of the problem.

MR. WILLIAMS, Dixie Orchard resident, stated that since the property would remain unchanged externally and the parking situation would undoubtedly be improved, he failed to see how property values could be depreciated.

MR. KERR of Tarn Road, MR. KIRK of Primate Road, MR. LEMAY of Primate Road all endorsed approval of the application.

MR. REYNOLDS of Sidney Drive, feels approval of this application would definitely set a precedent and he is of the understanding that there are other applications for similar changes pending.

When asked by Councillor McKechnie if he opposed any change in the land use on Dixie Road, Mr. Garbutt replied that "tonight we are dealing with only one application" and if and when Dixie Road must become an arterial highway

then there would have to be compromise and adjustments to amend the situation for a greater number of people.

DR. ROBINSON pointed out that four doctors have recently left the area and that their office is now receiving calls from three to five new patients every day. There are many new houses being built particularly to the east of Dixie Road and many of these people require the services of a doctor.

MR. SPRATT of Kendall Road suggested that property owners are primarily concerned with Dollar value and they feel establishment of a precedent and the parking problem will decrease property values, particularly as more applications are made for zoning changes.

MR. DIXON of Kendall Road, pointed out that if additional parking space was made available on the property to the north, then that land would also require a special by-law to permit this use. He asked if it is not time for the zoning of the total Dixie Road area to be reviewed before specific by-laws are passed for specific properties.

This application was dealt with by resolution #188, at which time members of Council made the following comments;

DEPUTY REEVE MURRAY - felt this proposal would not affect the area in any way.

COUNCILLOR C. PICKELL - had visited the area and his observations had convinced him that there is a real need for somethingof this nature in the neighbourhood, and he therefore, supports the application.

REEVE SPECK - believes that Dixie Road is due for change and since the character of the building will not change he feels it will not adversely affect surrounding properties, but will provide a service without disrupting the residential character of the particular district.

COUNCILLOR JENKINS spoke in opposition to the application as he feels it would create a problem for residents in the area due to traffic which may at times overflow on to the residential streets.

COUNCILLOR MCKECHNIE spoke in opposition to approval although he stated that he felt the proposed use was perhaps one of the better type of uses to which this land might be put. He suggested a second look on an overall study basis.

COUNCILLOR SEARLE also opposes the application because he feels that it is possible for Dixie Road to retain its residential nature in a short strip and that the Township should be doing something to this end rather than creating a precedent in the area. It is his belief that Council should co-operate with people in the area to give them protection through the zoning by-law under which they built their homes.

RE: OZ-19-64 - ROBERT & BETTY BULL - This is an application for rezoning from Agricultural to Commercial to permit the operation of an Antique Shop on a parcel of land on the west side of Number 10 Highway about 500 ft. north of its intersection with Base Line Road. Mrs. Bull pointed out that they wished to use part of their farm land for this business, in an existing building, and carry on with their cattle raising activities on the remainder of the land. No one appeared to oppose this proposed land use change, and the matter was dealt with by resolution #189.

RE: OZ-16-64 and OZ-23-64 - UNITED LANDS CORPORATION LIMITED - Mr. Montague of the Planning Board staff outlined these applications and pointed out the location of the subject lands on a map.

OZ-16-64 comprises 363 acres of land and is a proposal to amend the zoning by-law from RS to R2, R3, RM7D2, RM7D3, RM7D4, DC and O1, to facilitate the development of a plan of subdivision (T-15851). OZ-23-64 covers 26 acres, requested zoning is from RS to R3 and Greenbelt.

MR. PEARSON of Fifth Line, questioned the wisdom of placing R3 zoning immediately across the road from established R1 lots.

MR. MONTAGUE explained that the size of house is the minimum required and that the houses constructed could be much larger. He also suggested that when all services are available it is quite possible that present owners of large lots would be asking for divisions of land.

MR. DANIELS a resident on the north side of Dundas Highway opposite this development, is concerned about the traffic which would be generated from the Commercial area designated for along the Dundas Highway. It is his belief that a comprehensive study should be made of the whole area.

MR. RIPLEY, a resident on Fifth Line, opposite proposed apartment development expressed opposition to apartment buildings in this location, which would be on the line of the proposed Queensway extension.

MR. VAN HORN, west side of Fifth Line, asked that whole area should be planned so that residents would know what might be expected in the future; such as the land formerly proposed for a high school could quite conceivably be used for apartment development.

MR. FINDLAY, resident on the east side of Fifth Line asked what might be done with the unused portions of large lots and it was suggested to him that a number of owners might get together and assemble sufficient land for development on a plan.

MRS. ANDERSON on the east side of Fifth Line stated that she is opposed to the apartment development and suggested that the proposed apartment block be zoned R2 rather than for multiple family purposes. She expressed concern that apartments would cause devaluation of her property.

When asked by Mr. Ripley what type of apartments were planned, MR. STRACHAN, of United Lands Corporation, pointed out that the two blocks south of the Dundas and south of the commercial area, would perhaps be town house type of building, and that, while the area at the corner of Fifth Line and proposed Queensway Extension was designated for apartment development, the height of the building would determine the amount of open space surrounding it and the building would not extend to the street line.

This matter was dealt with by resolution #190 covering application OZ-16-64, and resolution #191 dealing with OZ-23-64.

MOTIONS Moved by: C. M. Murray #188
Seconded by: C. A. Pickell

BE IT RESOLVED that the application by Dr. Perkin OZ-44-61, be approved subject to the conditions as recommended by the Planning Board.

RECORDED VOTE:

Those in favour	Those opposed
Councillor Pickell	
Councillor Harrison	Councillor Searle
Councillor Vignale	Councillor McKechnie
Deputy-Reeve Murray	Councillor Jenkins
Reeve Speck	

CARRIED - 5-3

Moved by: Frank J. McKechnie #189
Seconded by: C. A. Pickell

BE IT RESOLVED that the application by Robert and Betty Bull, OZ-19-64, be approved subject to the conditions as recommended by the Planning Board.

CARRIED

Moved by: C. M. Murray #190
Seconded by: R. K. Harrison

BE IT RESOLVED that the application OZ-16-64, be approved subject to the conditions and proposals as recommended by the Planning Board, except for the proposed apartment block fronting on the west side of the Fifth Line;
BE IT FURTHER RESOLVED that the above referred to proposed apartment block be given further consideration at a later date.

CARRIED

Moved by: R. K. Harrison #191
Seconded by: Victor Vignale

BE IT RESOLVED that the application by United Lands OZ-23-64, be approved as recommended by the Planning Board with one amendment; that the lands fronting on the west side of the Fifth Line in this application be zoned R2.

CARRIED

Moved by: Frank J. McKechnie #192
Seconded by: R. A. Searle

AND RESOLVED that proposed plan of subdivision T-16451, United Lands Corporation Limited, be released for processing.

CARRIED

There being no further business before the Chair, a motion for adjournment was made at 11:10 p.m.

Reeve

Clerk

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 16, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors McMillan, Harrison, Vignale, Searle, Pickell and Jenkins.

STAFF PRESENT: H. E. Stewart and M. D. Henderson

REPORT NUMBER 30

ITEMS CONSIDERED:

642. **FILE 82-64 - HURONTARIO PARK COMMUNITY CENTRE (#418)**

Mr. J. Murray, Chairman of the Recreation Committee, and Mr. William Hare, Commissioner of Parks and Recreation attended the Committee's meeting for the presentation of the plans for the proposed community centre, by the architect, Mr. A. Ingleson. The plans presented included an arena, an indoor swimming pool, an auditorium, restaurant facilities, and other conference rooms, The estimated cost of the project is as follows:

Building Construction cost	$1,025,664.00
Contingency	10,000.00
Architect fees	60,000.00
Furnishing and Equipment	79,336.00
Sewage Treatment Facilities	25,000.00
TOTAL	$1,200,000.00

RECOMMENDATION: The recommendation on this item is in three parts:

1) That an application be made to the Department of Municipal Affairs for a loan, pursuant to the provisions of the Municipal Works Assistance Programme.

2) That application be made to the Ontario Municipal Board for the necessary approval of the required capital expenditure.

3) That the architect be requested to proceed with the preparation of the working drawings.

643. FILE O-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT) ($640)

At the Committee's meeting on September 9, the agreement as revised by the Town of Streetsville was considered. It was decided to agree with two of the revisions made by Streetsville, and reject two other revisions. The two which were rejected were with reference to the extension of the watermain into the Town of connect up with Streetsville's existing main. It was the Township of Toronto's understanding that the watermain was to be constructed to the boundary of Streetsville at McCaugherty Road. At Council's meeting on September 14, Mr. Joy, solicitor for Highbury Developments pointed out that he would attend Streetsville's meeting the same night, and request that the Township's proposal to extend the main to the boundary of the Town be accepted. Mr. Joy attended the Committee's meeting to report the results of his meeting with the Town of Streetsville. Mr. Joy pointed out that Streetsville informed him of a letter in which they contended there was an indication that the Township of Toronto would take the watermain to the intersection of Queen Street and Main Street. This letter was written by the Manager of the Public Utilities Commission for the Township of Toronto, dated February 24, 1964. He further pointed out that the Town was not now requesting that the main be taken to this intersection, but rather to the intersection of Main Street and Mill Street, which is the first intersection on Mill Street west of the river. Mr. Joy

suggested that consideration be given to amending the agreement to provide for Streetsville's request, subject to the Township receiving a commitment from Highbury for the cost of the connection to Streetsville. The Committee discussed the timing of the connection and agreed that the connection should only be made after the Town of Streetsville has asked the Township for water. Mr. Joy and Mr. MacDiarmid were requested to meet and work out the necessary amendments to the agreement and bring it back for consideration at Council's special meeting which was held immediately following the General Committee meeting.

NOTE: There was no recommendation from the General Committee to Council on this item, but the matter was dealt with when Council gave by-law #4915 two readings for the purpose of executing the revised agreement.

644. **FILE REGISTERED PLAN 583 - N. P. MCKEE**
FILE REGISTERED PLAN 584 - ALICE DAVEY

The Committee was advised that these subdivisions are located at the north side of the South Service Road between Stevebank Road and Highway #10. A copy of a letter dated September 2, 1964, from the Township Engineer was attached to the agenda. This letter outlined some problems that have been encountered by the Township in finalizing these two developments. The memo pointed out three courses of action that appeared to be available to the Corporation at this time:

a) To proceed to the bonding company for the completion of the works contemplated by the agreement.

b) Accept the proposed settlement for McKee, and either proceed to the bonding company for Davey or disregard the completion of the

Davey subdivision works.

c) Accept both subdivisions as now being completed and waive the requirement of the construction of a sidewalk on the South Service Road.

A copy of the Township Engineer's memo is contained in the above files.

RECOMMENDATION: That the Township Engineer be requested to proceed to the bonding company for the completion of the works contemplated by the agreements between McKee and the Township, and Davey and the Township on Registered Plans of subdivision 583 and 584, respectively.

645. FILE T-14249 - DALEWOOD INVESTMENTS

The Committee was advised that this proposed plan of subdivision is located west of the Seventh Line, north of Etude Drive on the proposed extension of Lipomanis Drive. It has 7 proposed lots. The plan was originally released for processing with the understanding that Mr. Black wanted to use the lots for the erection of model homes for the larger development on the east side of the Seventh Line; however, the plan was not registered at the time of the Ontario Municipal Board hearing, when it was stated by the Municipality that services were available in the Malton area for 500 lots. The Ontario Municipal Board recommended that the 500 lots would be released to Economy Construction, all on the east side of the Seventh Line. When the plan was processed by the Township it was found that a larger number of lots had to be released in order to avoid the necessity of constructing roads which would have lots fronting on only one side. The additional lots were released on the premise

that the developer would obtain certificates from the Township Engineer and the Manager of the Public Utilities Commission to show that services are available at the time that building permits are requested. Mr. Black has now requested that the 7 lot plan of subdivision at the end of Lipomania Drive be proceeded with. Because the Township has already released more than the number of lots approved by the Ontario Municipal Board on the east side of the Seventh Line, and because the Township has already refused the proposed plan of development for the extension of Marvin Heights, it was recommended to the Committee that the application by Mr. Black for the registration of proposed plan of subdivision T-14249 be refused for the present time. The Committee in considering this item felt that further consideration should be given to this request because of the length of time since the decision regarding the availability of services was made.

RECOMMENDATION: That further consideration of the request by Mr. Black regarding proposed plan of subdivision T-14249 be deferred pending a report from the Township's Chief Administrative Officer on the existing and proposed services in the Malton area.

646. FILE 39-61 - PORT CREDIT ZONING BY-LAW #1227

The Township has received notice that the Town of Port Credit has passed a by-law, #1477, to amend By-law #1227. This by-law, if approved, will provide for bowling lanes and billiard academies as permitted uses in a district three commercial zone in the Town of Port Credit. The Planning Staff considered this by-law and pointed

out that only a small area of land zoned in this category adjoins the Township of Toronto at Seneca Avenue, and that no objection to the Town's application for approval of this by-law should be made.

RECOMMENDATION: That the Township of Toronto receive and file the notice of application by the Town of Port Credit with reference to its by-law #1477.

647. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#511)

The Committee considered a copy of a report from the Township Engineer dated September 3, 1964, a copy of which is contained in the above file. This report dealt with the proposed storm sewer in the Lornewood Road - Streambank Drive area. At the Committee's meeting on July 15, 1964, an alternate proposal for the solution to the drainage in this area was adopted. It provided for a box-type covered drain discharging into the existing creek at the rear of the properties on Streambank Drive, and was therefore subject to all of the persons concerned signing a release from damages that may result therefrom. In compliance with the above, the owners involved were requested to indicate their reaction to this alternate proposal and in particular to indicate whether they were prepared to sign the necessary release agreements. Of eighteen letters personally delivered to these residents on August 10, 1964, the staff received six replies. Five of these replies expressed their opposition to the alternate drainage scheme and therefore refused to sign the release. The Township's Deputy-Engineer

attended for the discussion on this item.

RECOMMENDATION: That the Township Engineer be authorized to proceed with the drainage improvements in the Lornewood Road - Streambank Drive area in accordance with his original scheme, as set out in his report dated June 10, 1963.

648. FILE 12-60 - AIR POLLUTION (#553)

On August 27, 1964, a report from the Department of Development on Air Pollution Control for the period January 31st to June 1st, 1964, was considered. The recommendation from that meeting was that the information contained in the report be received and filed. At Council's meeting on September 14, it was decided to give further consideration to this report and to have a member of the Development Department attend to discuss certain items. Councillor Searle commented on the problem of air pollution from the H.E.P.C. generating plant at Lakeview. He requested that every effort be made by the Township in its Air Pollution Control Programme to have this problem solved. The Director of Development attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the Development Department be requested to amend its priority list by placing the Ontario Hydro steam generating plant at Lakeview, first in its programme of air pollution control.

649. FILE PROJECT 30-64 - ENGINEERING & WORKS BUILDING EXTENSION & ALTERATION (#460)

Council at its meeting on September 14, considered the tenders received for the above project, and considered a report from the Township Engineer dated September 14, a copy of this report is contained in the above file. It was decided by Council that the Township Engineer should review the proposed addition and alterations to see if it is possibly to effect a considerable saving. The Engineer, in a report dated September 16, pointed out that by making major architectural changes to the front of the building, it would be possible to effect a saving. The expected total cost on the basis of the changes would be $136,920.26; whereas, the expected cost prior to the changes being considered was $147,160.26. The breakdown of the later figure is as follows:

Basic Contract	$117,177.06
Sprinkler System	7,053.20
Air Conditioning	4,930.00
Contingencies, Engineering fees, Financial Charges, etc.	18,000.00
TOTAL	$147,160.26

RECOMMENDATION: That the contract for the addition and alterations to the Township Works Building be awarded to F.B.M. Construction Co. in the amount of $129,160.26, subject to the approval of the Ontario Municipal Board for the increased expenditure of $22,160.00. The total cost of the project is $147,160.00 including Engineering, Financing, and Contingencies of $18,000.00.

NOTE: This recommendation was adopted by Council at its special meeting on September 16, when it passed Resolution #193.

This meeting was adjourned at 12:40 p.m. to reconvene at 9:30 a.m. on Friday, September 25, 1964.

REPORT ADOPTED:

REEVE _____ CHAIRMAN _____

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 16, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors McMillan, Harrison, Vignale, Searle, Pickell and Jenkins.

STAFF PRESENT: E. E. Stewart and M. D. Henderson

REPORT NUMBER 30

ITEMS CONSIDERED:

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Contingency	10,000.00
Architect fees	60,000.00
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Sewage Treatment Facilities	25,000.00
TOTAL	$1,200,000.00

RECOMMENDATION: The recommendation on this item is in three parts:

1) That an application be made to the Department of Municipal Affairs for a loan, pursuant to the provisions of the Municipal Works Assistance Programme.

2) That application be made to the Ontario Municipal Board for the necessary approval of the required capital expenditure.

3) That the architect be requested to proceed with the preparation of the working drawings.

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suggested that consideration be given to amending the agreement to provide for Streetsville's request, subject to the Township receiving a commitment from Highbury for the cost of the connection to Streetsville. The Committee discussed the timing of the connection and agreed that the connection should only be made after the Town of Streetsville has asked the Township for water. Mr. Joy and Mr. MacDiarmid were requested to meet and work out the necessary amendments to the agreement and bring it back for consideration at Council's special meeting which was held immediately following the General Committee meeting.

NOTE: There was no recommendation from the General Committee to Council on this item, but the matter was dealt with when Council gave by-law #4915 two readings for the purpose of executing the revised agreement.

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FILE REGISTERED PLAN 584 - ALICE DAVEY

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a) To proceed to the bonding company for the completion of the works contemplated by the agreement.

b) Accept the proposed settlement for McKee, and either proceed to the bonding company for Davey or disregard the completion of the

Davey subdivision works.

c) Accept both subdivisions as now being completed and waive the requirement of the construction of a sidewalk on the South Service Road.

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RECOMMENDATION: That the Township Engineer be requested to proceed to the bonding company for the completion of the works contemplated by the agreements between McKee and the Township, and Davey and the Township on Registered Plans of subdivision 583 and 584, respectively.

645. FILE T-14249 - DALEWOOD INVESTMENTS

The Committee was advised that this proposed plan of subdivision is located west of the Seventh Line, north of Etude Drive on the proposed extension of Lipomanis Drive. It has 7 proposed lots.

The plan was originally released for processing with the understanding that Mr. Black wanted to use the lots for the erection of model homes for the larger development on the east side of the Seventh Line; however, the plan was not registered at the time of the Ontario Municipal Board hearing, when it was stated by the Municipality that services were available in the Malton area for 500 lots. The Ontario Municipal Board recommended that the 500 lots would be released to Economy Construction, all on the east side of the Seventh Line. When the plan was processed by the Township it was found that a larger number of lots had to be released in order to avoid the necessity of constructing roads which would have lots fronting on only one side. The additional lots were released on the premise

that the developer would obtain certificates from the Township Engineer and the Manager of the Public Utilities Commission to show that services are available at the time that building permits are requested. Mr. Black has now requested that the 7 lot plan of subdivision at the end of Lipomanis Drive be proceded with. Because the Township has already released more than the number of lots approved by the Ontario Municipal Board on the east side of the Seventh Line, and because the Township has already refused the proposed plan of development for the extension of Marvin Heights, it was recommended to the Committee that the application by Mr. Black for the registration of proposed plan of subdivision T-14249 be refused for the present time. The Committee in considering this item felt that further consideration should be given to this request because of the length of time since the decision regarding the availability of services was made.

RECOMMENDATION: That further consideration of the request by Mr. Black regarding proposed plan of subdivision T-14249 be deferred pending a report from the Township's Chief Administrative Officer on the existing and proposed services in the Malton area.

646. FILE 39-61 - PORT CREDIT ZONING BY-LAW #1227

The Township has received notice that the Town of Port Credit has passed a by-law, #1477, to amend By-law #1227. This by-law, if approved, will provide for bowling lanes and billiard academies as permitted uses in a district three commercial zone in the Town of Port Credit. The Planning Staff considered this by-law and pointed

out that only a small area of land zoned in this catagory adjoins the Township of Toronto at Seneca Avenue, and that no objection to the Town's application for approval of this by-law should be made.

RECOMMENDATION: That the Township of Toronto receive and file the notice of application by the Town of Port Credit with reference to its by-law #1477.

647. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#511)

The Committee considered a copy of a report from the Township Engineer dated September 3, 1964, a copy of which is contained in the above file. This report dealt with the proposed storm sewer in the Lornewood Road - Streambank Drive area. At the Committee's meeting on July 15, 1964, an alternate proposal for the solution to the drainage in this area was adopted. It provided for a box-type covered drain discharging into the existing creek at the rear of the properties on Streambank Drive, and was therefore subject to all of the persons concerned signing a release from damages that may result therefrom. In compliance with the above, the owners involved were requested to indicate their reaction to this alternate proposal and in particular to indicate whether they were prepared to sign the necessary release agreements. Of eighteen letters personally delivered to these residents on August 10, 1964, the staff received six replies. Five of these replies expressed their opposition to the alternate drainage scheme and therefore refused to sign the release. The Township's Deputy-Engineer

attended for the discussion on this item.

RECOMMENDATION: That the Township Engineer be authorized to proceed with the drainage improvements in the Lornewood Road - Streambank Drive area in accordance with his original scheme, as set out in his report dated June 10, 1963.

648. FILE 12-60 - AIR POLLUTION (#553)

On August 27, 1964, a report from the Department of Development on Air Pollution Control for the period January 31st to June 1st, 1964, was considered. The recommendation from that meeting was that the information contained in the report be received and filed. At Council's meeting on September 14, it was decided to give further consideration to this report and to have a number of the Development Department attend to discuss certain items. Councillor Searle commented on the problem of air pollution from the H.E.P.C. generating plant at Lakeview. He requested that every effort be made by the Township in its Air Pollution Control Programme to have this problem solved. The Director of Development attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the Development Department be requested to amend its priority list by placing the Ontario Hydro steam generating plant at Lakeview, first in its programme of air pollution control.

649. FILE PROJECT 30-64 - ENGINEERING & WORKS BUILDING EXTENSION & ALTERATION (#460)

Council at its meeting on September 14, considered the tenders received for the above project, and considered a report from the Township Engineer dated September 14, a copy of this report is contained in the above file. It was decided by Council that the Township Engineer should review the proposed addition and alterations to see if it is possibly to effect a considerable saving. The Engineer, in a report dated September 16, pointed out that by making major architectural changes to the front of the building, it would be possible to effect a saving. The expected total cost on the basis of the changes would be $136,920.26; whereas, the expected cost prior to the changes being considered was $147,160.26. The breakdown of the later figure is as follows:

Basic Contract	$117,177.06
Sprinkler System	7,053.20
Air Conditioning	4,930.00
Contingencies, Engineering fees, Financial Charges, etc.	18,000.00
TOTAL	$147,160.26

RECOMMENDATION: That the contract for the addition and alterations to the Township Works Building be awarded to F.B.M. Construction Co. in the amount of $129,160.26, subject to the approval of the Ontario Municipal Board for the increased expenditure of $22,160.00. The total cost of the project is $147,160.00 including Engineering, Financing, and Contingencies of $18,000.00.

NOTE: This recommendation was adopted by Council at its special meeting on September 16, when it passed Resolution #193.

This meeting was adjourned at 12:40 p.m. to reconvene at 9:30 a.m. on Friday, September 25, 1964.

REPORT ADOPTED:

REEVE

CHAIRMAN

650. FILE OZ-15-64 - Palmwood Construction —

651. FILE 120-64 - Drainage General (Drainage Problem Premium Way Between Lycimere & Hurontario Street)

652. FILE BY-LAW 4356 - Sandham & Greco

653. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

654. FILE AMENDMENT 172 to the Official Plan of the Township of Toronto Planning Area

655. FILE 25-64 - Works General (City Control Surveys)

656. FILE 124-63 - Sherway Shopping Centre (Amendment #172 to the Township of Etobicoke Official Plan)

657. FILE 7-64 - Clark's General (Metropolitan Community by the Bureau of Municipal Research)

658. FILE 359-60 - Local Improvement Procedures (Proposed Agreement)

659. FILE OZ-5-64 - Caroga Enterprises Limited (Amendment #170 & By-law #4772)

660. FILE 47-64 - Traffic Safety Council General

661. FILE Registered Plan 691 - Hassall Subdivision

662. FILE T-14092 - Pinkney Subdivision

663. FILE Registered Plan 602 - Whaley Subdivision

664. FILE 120-64 - Drainage General (Lornepark Shopping Centre)

665. FILE 359-60 - Local Improvement Procedures

666. FILE 113-64 - H.E.P.C. General
FILE 164-61 - Select Committee on Municipal & Related Acts (H.E.P.C. of the Township comments re Legislation affecting Hydro Commissions)

667. FILE 113-64 - H.E.P.C. General (Underground wiring & Ontario H.E.P.C.)

668. FILE 11-60 - Alarm Systems

669. FILE 11-64 - Parks General (Extension to Huron Park, Wells Property)

670. FILE Project 31-64 - Cooksville Trunk Sewer (Clement Easement)

671. FILE 126-63 - Burnhamthorpe Reservoir Site

672. FILE 126-63 - Burnhamthorpe Reservoir Site (Refusal of the Township's offer by Applewood-Dixie Limited)

673. FILE OZ-48-59 - Highbury Developments (Agreement)

674. FILE 228-62 - Gravel Pits

675. FILE 285-62 - Low Rental Housing

676. FILE 8-64 - Complaints (Safety Rail along sidewalk on North Service Road at the Dixie Overpass)

677. FILE OZ-17-64 - Sun Oil Company Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 25, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, Vignale, McMillan, Searle and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 31

ITEMS CONSIDERED:

650. **FILE OZ-15-64 - PALMWOOD CONSTRUCTION (#435)**

This is an application that requested an amendment to the zoning by-law from residential R-4 and RM7D4 to RM7D5 for apartments on the south-west corner of St. James and Fergus Avenues. The Planning Board considered the application at its meeting on May 19, when it recommended as follows:

> "That the application be approved subject to:
> a) the proposal satisfying the requirements of the Twp. Engineer.
> b) that any access to the site to be gained from Fergus Avenue only; and further, that Council hold any Public Meetings which may be deemed necessary in this regard."

The Committee was advised that the owners of property in the area were notified of Council's meeting on June 25th, and some of the residents from the area attended. It was decided by Council that the application be approved for RM7D4 subject to certain conditions. Mr. Wise, the applicant, and his solicitor, Mr. Reingold, attended the Committee's meeting, and pointed out that because of economic conditions they wanted Council to reconsider their request to have the site zoned RM7D5

with the understanding that they would agree to a site plan setting the height of the building the same as the one on #2 Highway, and the entrance to the apartments on Fergus Avenue. The acting Director of Planning, Mr. Petschar, attended the Committee's meeting and reviewed the Board's decision on this application.

RECOMMENDATION: That a public meeting be held by Council to consider the land in this application for RM7D5, subject to the terms of the site plan which would regulate such things as the height of the building so that it is the same as the existing Palmwood building on #2 Highway and Fergus; and setting the entrance to the proposed development off Fergus Avenue. A recorded vote was requested on this recommendation, the results of which were as follows:

Those in favour	Those opposed
Reeve Speck	Councillor Jenkins
Councillor McMillan	" Searle
" McKechnie	Deputy-Reeve Murray
" Vignale	

CARRIED

651. FILE 120-64 - DRAINAGE GENERAL (DRAINAGE PROBLEM PREMIUM WAY BETWEEN LYNCHMERE & HURONTARIO STREET)

The Committee considered a copy of a memo dated September 3, 1964, from the Township Engineer regarding the drainage problem on Premium Way between Lychmere and Hurontario Street. Mr. Anderson requested that the Committee consider this problem and give instructions as to the nature of the work desired to be carried out, because, in his opinion, the construction of a storm sewer at this location would be very desirable. Mr. Anderson's report pointed out that Mr. Grice, who has built two large

wellings on the north side of Premium Way in the above location, has indicated to the Engineering Department that he is prepared to contribute a small amount towards this project. The estimated cost of the project is $3,000.00 for a sewer deep enough to eliminate the need for sump pumps in the basement, and $2,000.00 for a sewer that would accommodate rain water leaders, but not the basements.

RECOMMENDATION: That the Township Engineer negotiate with Mr. Grice to determine the amount of money that he is prepared to pay in support of this project.

652. FILE BY-LAW 4856 - SANDHAM & GRECO

By-law 4856 was passed by Council on July 27, 1964, and, if approved by the Ontario Municipal Board, would change two parcels of land on the south side of Dundas Street in the Somerville area from R-3 to AC-1. The by-law was processed in the normal manner and two objections have been received. One dated August 17, 1964, from the Commissioner of Planning for Metropolitan Toronto. The other, dated August 20, 1964, from the Secretary-Treasurer of the Metropolitan Toronto & Region Conservation Authority. Copies of both of these objections are contained in the above file. The Committee was reminded of the Ontario Municipal Board's decision with reference to properties owned by Walter Dean and the Card Sisters. The Board decided to dismiss the Township's application. One of the Board's reasons for this decision, is the fact that the Metropolitan Toronto Region Conservation Authority are doing a study in the area.

RECOMMENDATION: That further processing of By-law 4856 be deferred pending the completion of the study by the Metropolitan Toronto & Region Conservation Authority on the Etobicoke Creek, in the area of this application.

653. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#573)

The Committee considered a copy of the report from the Industrial Commissioner dated September 3, 1964, outlining the business transacted by his Department for the month of August.

RECOMMENDATION: That the information contained in the report from the Industrial Commissioner dated September 3, 1964, be received and filed.

654. FILE AMENDMENT 172 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved it will clarify the interpretation of the terms residential on the Official Plan. Certain ancillary land uses are deemed to be appropriate in those areas designated 'residential' on the Official Plan and do not require an amendment to the Official Plan to permit their inclusion in residential areas. The Acting Director of Planning attended the Committee's meeting and read the text of the amendment and explained it.

RECOMMENDATION: That the necessary by-law to adopt Amendment #172 to the Official Plan of the Township of Toronto Planning Area be passed by Council.

55. FILE 25-64 - WORKS GENERAL (CITY CONTROL SURVEYS)

The Committee considered a report from the Township Engineer dated September 9, 1964, in which he pointed out the advantages of extending the present accurate horizontal control survey now completed throughout Metropolitan Toronto and Hamilton. At a meeting of the staffs of Burlington, Oakville and Toronto Township, Mr. Anderson received the impression that all present were prepared to recommend the survey to their Councils. The Municipalities would be responsible for the installation of monuments at approximately one mile intervals and certain staff assistance during reconnaissance and actual survey. Mr. Anderson suggested that approximately $2,500.00 would be required to cover the area south of the Base Line for the erection of monument installations together with one Surveyor's time for approximately six weeks. At the same time, the Topographic Survey would in all probability expend approximately $10,000.00 on our behalf for actual survey and computer time.

RECOMMENDATION: That the expenditure of approximately $2,500.00, together with one Surveyor's time for approximately six weeks, be authorized for 1965 by the Township of Toronto in co-operation with the Topographical Surveys for the installation of monuments for horizontal control in the Township south of the Base Line.

That the Township Engineer submit a report to the Committee on the estimated cost of carrying out this work over the entire Township.

556. FILE 124-63 - SHERWAY SHOPPING CENTRE (AMENDMENT #172 TO THE TOWNSHIP OF ETOBICOKE OFFICIAL PLAN) (#639)

In a letter dated September 18, 1964, from the Deputy Commissioner of the Metropolitan Toronto Planning Board, it is pointed out that the Metropolitan Toronto Planning Board at its meeting on September 16th, considered Amendment #172 to the Township of Etobicoke Official Plan, and adopted the recommendation contained in the Staff Report dated September 8, 1964. A copy of the recommendation in the Staff Report was attached to the Committee's agenda. The Committee was advised that if any member is interested in the full report, and the accompanying maps, the information can be obtained from the above file. The only part of the Staff Recommendation that appears to effect the Township of Toronto, in so far as its previous decision is concerned, regarding roads, is in part (2), where Etobicoke, the Metropolitan Toronto Planning Board and Council are going to urge the Ontario Municipal Board to insure that each intermediate road system is developed by the appropriate agencies to the recommended specifications detailed in this report, concurrently with the development of the first stage of the shopping centre. The report, in another location, pointed out that the Queensway Extension, from Highway #27 to Dixie Road, is proposed to have four lanes of pavement, and because of its importance in the Metropolitan Transportation system, the road should be built to Metropolitan arterial standards by 1968.

RECOMMENDATION: That the Township Solicitor, with the assistance of any other members of the Township Staff, attend the Ontario Municipal

Board hearing on Amendment #172 to the Township of Etobicoke Official Plan to state the case for the Township of Toronto to the Ontario Municipal Board regarding roads. Namely, that the Township of Toronto cannot agree to a time limit for the construction of that portion of the Queensway in the Township of Toronto east of Dixie Road, becaum the Township may not have funds available by the stated time.

657. FILE 7-64 - CLERK'S GENERAL (METROPOLITAN COMMUNITY BY THE BUREAU OF MUNICIPAL RESEARCH)

In the winter of 1962 - 1963, the Bureau of Municipal Research in conjunction with the University of Toronto sponsored a seminar series entitled THE METROPOLITAN COMMUNITY. Because of its success, it has been decided this year to present a revised programme of a similar nature from October to December. The tuition fee for this seminar is $20.00, and if there are any drop-outs it will cost $5.00 in order to obtain a refund. Councillor Harrison and Mr. Lummiss attended the seminar in 1962 - 1963.

RECOMMENDATION: That a member of staff and a member of Council be authorized to register in the winter seminar from October to December of 1964, called THE METROPOLITAN COMMUNITY by the Bureau of Municipal Research.

658. FILE 359-60 - LOCAL IMPROVEMENT PROCEDURES (PROPOSED AGREEMENT)

The Committee considered a memo dated September 14, 1964, from the Township Engineer, and a draft agreement between the various utilities involved.

RECOMMENDATION: That the following steps be taken with reference to this draft agreement:

1) That the agreement be approved in principle.
2) That the Township Solicitor check the agreement and make any final changes that are required.
3) That the Corporation of the Township of Toronto pass a by-law to execute the agreement.
4) That the Clerk submit to management of each of the other parties, a final draft of the agreement requesting their approval of the agreement and an indication that when the official agreement is submitted, it will be executed by the company.

659. FILE OZ-5-64 - CAROGA ENTERPRISES LIMITED (AMENDMENT #170 & BY-LAW #4772)

Application OZ-5-64 requested a change of the Official Plan from Industrial to Highway Commercial, and a change of the Zoning By-law from M-3 to HC to permit the erection of a motor hotel. This application was approved and amendment #170 to the Official Plan was adopted by By-law #4756. This amendment was then submitted to the Department of Municipal Affairs and is presently being processed by that Department. A Zoning Amendment By-law, 4772, was then passed and has been waiting for the approval of the amendment prior to finalizing the processing. The Planning Board recently received a request changing the entire picture, in so far as the amendment and the zoning by-law are concerned. Therefore, the application has been reconsidered and it is now proposed to pass a new zoning amendment by-law to repeal #4772 and change certain lands from Highway Commercial to M-3, and another small triangle of land from M-3 to Highway Commercial. A map was used at the Committee meeting to assist in the explanation of this matter. The Committee was advised that if this by-law is passed by Council, it will obviate the necessity of Amendment #170. The Deputy-Director of Planning attended the

Committee's meeting for the explanation of this change.

RECOMMENDATION: That draft by-law to repeal By-law #4772 and make certain other amendments to the zoning by-law 2273, be passed by Council; and further, that a by-law be passed to repeal by-law 4756 and that the Department of Municipal Affairs be advised that the Municipality does not wish to proceed with its application for approval of Amendment #170 to the Official Plan of the Township of Toronto Planning Area.

660. FILE 47-64 - TRAFFIC SAFETY COUNCIL GENERAL (#407)

The Committee considered a copy of the report of the Traffic Safety Council meeting held on September 2, 1964, The Committee was advised that all items on the report were for the Committee's information only, with the exception of Item #70. This item requested the Committee to give consideration to the submission of twelve monthly reports and one yearly report from the Police Department of accidents occurring in the Township, showing the area in which the accident took place.

RECOMMENDATION: That the report from the Traffic Safety Council in Item #70 be concurred with providing, in the opinion of the Chief of Police, submission of this information does not interfer with the proper administration of the accidents being reported; and further, that the information in the rest of the Traffic Safety Council's report dated September 2, 1964, be received and filed.

61. **FILE REGISTERED PLAN 691 - HASSALL SUBDIVISION**

In a letter dated September 21, 1964, the solicitor for Lakeshore Investment Corporation Limited, developers of the above plan of subdivision, requested that a release be issued for Lot 43, Plan 691, for the sum of $1.00. The reason for this request is, the title of this lot was retained by the vendors, Harry & Gladys Hassall, and the house was on the lot prior to registration. The Committee was advised that it is the Municipality's policy to grant such requests.

RECOMMENDATION: That a release from the subdivision agreement be issued for Lot 43, Registered Plan 691, for the sum of $1.00.

662. FILE T-14092 - PINKNEY SUBDIVISION (#593)

At the Committee's meeting on August 27, 1964, consideration was given to the Pinkney proposed plan of subdivision. Before the Committee at that time, were copies of the following material:

1) The consolidated report dated June 17.

2) A letter dated July 3 from E. A. Jupp in reply to the consolidated report

3) The conditions of draft approval from the Planning Board meeting of July 7.

Mr. MacCauley and Mr. Jupp attended that meeting and raised certain questions with regard to the development of the plan. The Committee's recommendation covered the questions raised by Mr. MacCauley, but it neglected to provide for a recommendation of draft approval.

RECOMMENDATION: That the conditions of draft approval as recommended by the Planning Board for proposed plan of subdivision T-14092 Mrs. H. Pinkney be adopted with the necessary amendments to incorporate the decision of Council when it adopted the General Committee's recommendation on August 27, and further, that a recommendation of draft approval subject to these conditions be submitted to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs.

663. FILE REGISTERED PLAN 602 - WHALEY SUBDIVISION

The Committee considered a copy of a memo dated September 16, 1964, from the Township Engineer, in which he recommended that the above subdivision now be taken over by the Corporation, and that all securities be released.

RECOMMENDATION: That Registered Plan 602 be accepted by the Township of Toronto and that all securities be released.

664. FILE 120-64 - DRAINAGE GENERAL (LORNEPARK SHOPPING CENTRE) (#445)

At the Committee's meeting on June 10, 1964, consideration was given to the problem of drainage encountered by the Lornepark Shopping Centre. It was decided at that time, that the Township Engineer should contact the owners of property where the drainage should be corrected, and advise them of the problem, and that the Engineering Department will design the improvement required and supervise the project, if they can agree on a method of paying for the work. A copy of the Engineer's report dated September 15, 1964, was before the Committee for its information and consideration. The report pointed out that the solution provided for approximately 600 lineal feet of channel improvement, the installation of roadway culvert and outlet works from the shopping plaza lands, all at a total estimated cost of $2,200.00. The Committee was advised that the owners were unable to reach any agreement regarding the method of paying for the works.

RECOMMENDATION: That the Corporation of the Township of Toronto cease all active participation in this matter until such time as the owners can arrive at a mutual agreement for paying the costs.

665. FILE 359-60 - LOCAL IMPROVEMENT PROCEDURE (#516)

At the General Committee's meeting on July 15, 1964, a report from the Township Engineer dated July 7, 1964, was considered regarding his procedure for notification prior to undertaking local improvements. It was decided by Council on July 27 that the Engineer's report should be adopted, and that the Bell Telephone Company, Consumer's Gas Company, and the Public Utilities Commission be requested to follow the same procedure. Inadvertently, the Township of Toronto Hydro Electric Power Commission was left out of the report and recommendation. The

wnship Engineer brought this to the attention of the General Committee in a memo dated September 11.

RECOMMENDATION: That the Hydro Commission for the Township of Toronto use the same procedure as set out in the Township Engineer's report dated July 7, 1964.

666. FILE 113-64 - H.E.P.C. GENERAL
FILE 164-61 - SELECT COMMITTEE ON MUNICIPAL & RELATED ACTS (H.E.P.C. OF THE TOWNSHIP COMMENTS RE LEGISLATION AFFECTING HYDRO COMMISSIONS)

The Committee considered a letter dated September 17, 1964, from the Chairman of the H.E.P.C. of the Township of Toronto. This letter comments on "the recommendation of a Select Commission of the Legislature, which would place Hydro and other utilities under a Committee of Council rather than under separate Commissions".

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the member of the Public Utilities Commission and the Hydro Commission be requested to meet with Council to discuss the recommendation of the Select Committee of the Legislature, which would place Hydro and other utilities under a Committee of Council rather than under separate Commissions.

2) That Legislation be checked to determine the maximum number of members that such Commissions can have.

667. FILE 113-64-H.E.P.C. GENERAL (UNDERGROUND WIRING AND ONTARIO H.E.P.C.)

At the Planning Board's meeting on September 8, 1964, consideration of an application for consent to convey property to the Ontario Hydro Electric Power Commission took place. The general development of the Ontario Hydro facilities throughout the Township was also considered. The following resolution was passed by the Planning Board:

"That Council be advised of the Board's concern regarding the erection by the O.H.E.P.C. of further transmission towers and overhead facilities throughout the Township; and further, that Council be requested to appoint a Committee of Council together with Members of the Board to meet with representatives of the Ontario Hydro-Electric Power Commission to discuss the possibility of establishing underground wiring for all future development in this Township."

RECOMMENDATION: That the above resolution, passed by the Planning Board at its meeting on September 8, 1964, be adopted by Council and further, that appropriate action be taken.

668. FILE 11-60 - ALARM SYSTEMS

The Committee considered a letter dated September 18, 1964, from Mr. Stanley G. Corke of the Alarms Divisions of Chubb-Mosler and Taylor Safes Limited. Mr. Corke and Mr. West attended the Committee's meeting to discuss a problem which they have encountered having placed alarm systems in two factories in the Township and not having facilities in the Fire Hall. They requested permission to place one of their receiving panels in the Fire Hall. They were asked if they would pay for all false alarms received on the panel and Mr. West informed the Committee that if the owner of the system presently located in the Fire Hall, pays for false alarms, his Company would agree to do the same.

RECOMMENDATION: That the request by the Alarms Division of Chubb-Mosler and Taylor Safes Limited for permission to locate a receiving panel in the Fire Hall be granted subject to the execution of an agreement containing the same terms as the agreement between the Township and Dominion Electric protection.

669. FILE 11-64 - PARKS GENERAL (EXTENSION TO HURON PARK, WELLS PROPERTY)

In a memo dated September 15, 1964, the Property Agent advised that he is unable to negotiate the acquisition of land from Mr. Wells for the extension of Huron Park, and he requested that this extension be proceeded with by expropriation.

RECOMMENDATION: That a By-law to expropriate the required lands from the Wells Property being approximately 13 acres, for the extension of Huron Park be passed by Council.

FILE PROJECT 31-64 - COOKSVILLE TRUNK SEWER (CLEMENT EASEMENT)

In a memo dated September 15, 1964, the Property Agent pointed out that he was unable to negotiate the acquisition of the easement over the Clement property and suggested that expropriation proceedings be commenced. He advised the Committee that an offer of $1,500.00 was made to the owner, and it was pointed out by her that this offer was unsatisfactory, and she would sumit a revised offer to the Township. This has not been done.

RECOMMENDATION: That the necessary By-law to expropriate the easement for the Cooksville Trunk Sewer over the Clement Property be passed by Council.

671. FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE

The Committee considered a report from the Manager of the Public Utilities Commission dated September 11, 1964, which set the total estimated cost of the Burnhamthorpe Reservoir and the completion of the feeder main at $1,275,000.00 of which $275,000. will be paid in cash and $1,000,000 will be financed by debentures. His report recommended:

1) That the work be authorized in accordance with Section 379 of the Municipal Act

2) That debentures be issued on a twenty repayment basis for one million dollars.

Mr. Kennedy attended the Committee's meeting for the discussion on this item. He advised the Committee that the lands for the project had been expropriated by By-law 4597 and on June 23, 1964, and was made to Applewood Dundas pursuant to the provisions of the Expropriation Proceedings Act, in the amount of $155,000. for the 19.086 acres, or approximately $8,000 per acre. The Committee inquired of Mr. Kennedy as to whether in his opinion the Public Utilities Commission could handle this project without further assistance from the Municipality. His comment in reply was that Commission could handle it.

RECOMMENDATION: That the report dated September 11, 1964, re Burnhamthorpe Reservoir and the completion of the Burnhamthorpe Feeder Main from the Manager of the Public Utilities Commission be adopted and further, that the Township can proceed to obtain approval from the Ontario Municipal Board so that the work can commence in 1964.

672. FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE (REFUSAL OF THE TOWNSHIP'S OFFER BY APPLEWOOD DIXIE LIMITED)

During consideration of this item, the Committee was aware of the fact that the Township had passed By-law 4597 to expropriate the Burnhamthorpe Reservoir Site and on June 23, 1964, an offer was made to Applewood pursuant to the provisions of the Expropriation Proceedings Act, in the amount of $155,000. for the 19.086 acres, or approximately $8,000. per acre. Applewood, by their letter of September 21st, refused the Township's 100% offer. The Committee was advised that during this week an offer was made to the same firm for 50% of the appraised value and notification was also given that the Township will take occupancy on October 7th. A copy of the letter dated September 21st, 1964, from Applewood Dixie Limited was before the Committee. One of the points raised in this letter from Applewood was the question of whether or not the Municipality should acquire all of the lands owned by Applewood immediately south of the parcels which will be used for the Reservoir Site and the school site. The reason for making this request is that Applewood does not feel that they should construct Bloor Street at this location when the Township owns all of the lands on the north side and the lands which would be left in Applewood's ownership on the south side would be of no value for development.

RECOMMENDATION: Recommendation on this item is in two parts:

1) That the request by Applewood Dixie Limited that the Township include all of the lands owned by them, immediately south of the reservoir and school sites be approved and further that provision for this inclusion of additional lands be made at the expropriation hearing.

That expropriation proceedings for the acqusition of the Burnhamthorpe Reservoir Site and the additional lands as agreed upon in Part I of this recommendation be proceeded with.

673. FILE OZ-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT)

The Committee was advised that the agreement which has been receiving consideration recently was amended at the last General Committee meeting and presented to Streetsville. In a letter dated September 22, 1964, the Clerk of Streetsville stated, "I have for acknowledgement your letter of September 21, enclosing copies of agreement between the Ontario Water Resources Commission and the Corporation of the Township of Toronto, The Township of Toronto Public Utilities Commission and the Corporation of the Town of Streetsville, as amended by your Council on August 27, 1964, This amended agreement was considered by our Council and I have been requested to advise you that our Municipal Council are not prepared to accept the further amendment suggested by your Council and incorporated in the draft agreement enclosed in your letter." Mr. Robert Joy, Solicitor for Highbury, and Mr. MacDiarmid, Township Solicitor, attended the Committee's meeting for the discussion on this item. Mr. Joy pointed out that there was some concern on the part of Streetsville because the words "at the sole cost of the Township of Toronto Public Utilities Commission" were left out but now the Town of Streetsville would not agree to this agreement even if these words were not included because they have decided that they want the main to be built immediately. Mr. Joy suggested that his Company would bear the cost of this request and suggested that the Township agree to execute the agreement as proposed by Streetsville which requires the construction of the watermain to Mill and Main Street before the Township uses the sewage treatment plant.

RECOMMENDATION: That the Township of Toronto agree to the changes proposed by Streetsville in the agreement between the Ontario Water

sources Commission, The Corporation of the Township of Toronto, The ownship of Toronto Public Utilities Commission and the Corporation of the Town of Streetsville and further, that the actual amendments to the agreement be made prior to giving the By-law authorizing the execution of the agreement, a third reading.

674. FILE 228-62 - GRAVEL PITS

Mr. Henderson explained to the Committee that he and other members of the staff had considered the objections received from industries to the Township's By-law authorizing the removal of gravel from Robin Drive and other lands in the area and that it was apparent that even greater problems might result in solving the objections and he suggested that Section 19, 1F, of the Township's Zoning By-law, (2813) be amended so that it would not be necessary for the Municipality to pass a Zoning By-law or a special By-law in order to proceed with this work.

RECOMMENDATION: That the By-law to amend Section 19, 1F, of Zoning By-law 2813 as recommended by the Township's Chief Administrative Officer be passed by Council.

675. FILE 285-62 - LOW RENTAL HOUSING

Councillor Jenkins reported that he had attended a Convention on Public Housing held in Niagara Falls and he had met with Mr. E.J. Whaley to discuss the new legislation affecting Public Housing. He suggested that it would be of interest to the Municipality if Mr. Whaley or a member of his staff could attend the General Committee meeting and discuss this legislat ion.

RECOMMENDATION: That Mr. E.J. Whaley or a member of his staff meet with General Committee on Wednesday, September 30, or as soon as possible thereafter.

676. FILE 8-64 - COMPLAINTS (SAFETY RAIL ALONG SIDEWALK ON NORTH SERVICE ROAD AT THE DIXIE OVERPASS)

Committee considered a complaint regarding the design and construction of a safety rail between the sidewalk and the North Service Road at the Dixie Overpass. It was agreed by the members of the Committee, that the safety rail was objectionable and that something should be done.

RECOMMENDATION: That the Township Engineer be requested to remove the safety rail from in front of the homes on the North Service Road leaving it only under the Dixie Overpass.

Adopted as amended

677. FILE OZ-17-64 - SUN OIL COMPANY LIMITED

This is an application requesting a change to the official plan of zoning by-law from Agricultural to Highway Commercial HC for the erection of the service station. The property is located on the south west corner of Steeles Avenue and Dixie Road. The Planning Board considered the application at its meeting on July 7, 1964, when it was decided to hold a public meeting. This meeting was held on August 25, 1964, when it was decided that the official plan be amended by designating symbolically the intersection of Steeles Avenue East and Dixie Road for planned Highway Commercial use and further, that the lands subject to this application be rezoned to HC to permit the erection of the service station. At the Committee's meeting on September 9, 1964, it was recommended and later adopted by Council that it be deferred for two weeks in attempt to work out a plan for the land usedon Steeles Avenue with the Township of Toronto and the Town of Brampton and the Township of Chinguacousy. The Acting Director of Planning attended the Committee's meeting and pointed out that staff for these three Municipalities had met to consider land use proposals for Steeles Avenue. It was evident that there was no objection to this application per say but that the staff was concerned about the overall land use proposals for the entire street.

COMMENDATION: That the application OZ-17-64 Sun Oil Company Limited, ... approved as recommended by the Planning Board at its meeting on August 25, 1964.

The meeting adjourned at 4;00p.m..

CHAIRMAN

REEVE

650. FILE OZ-15-64 - Palmwood Construction -

651. FILE 120-64 - Drainage General (Drainage Problem Fremium Way Between Lychmere & Hurontario Street)

652. FILE BY-LAW 4856 - Sandham & Greco

653. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

654. FILE AMENDMENT 172 to the Official Plan of the Township of Toronto Planning Area

655. FILE 25-64 - Works General (City Control Surveys)

656. FILE 124-63 - Sherway Shopping Centre (Amendment #172 to the Township of Etobicoke Official Plan)

657. FILE 7-64 - Clerk's General (Metropolitan Community by the Bureau of Municipal Research)

658. FILE 359-60 - Local Improvement Procedures (Proposed Agreement)

659. FILE OZ-5-64 - Caroga Enterprises Limited (Amendment #170 & By-law #4772)

660. FILE 47-64 - Traffic Safety Council General

661. FILE Registered Plan 691 - Hassall Subdivision

662. FILE T-14092 - Pinkney Subdivision

663. FILE Registered Plan 602 - Whaley Subdivision

664. FILE 120-64 - Drainage General (Lornepark Shopping Centre)

665. FILE 359-60 - Local Improvement Procedures

666. FILE 113-64 - H.E.P.C. General
FILE 164-61 - Select Committee on Municipal & Related Acts (H.E.P.C. of the Township comments re Legislation affecting Hydro Commissions)

667. FILE 113-64 - H.E.P.C. General (Underground wiring & Ontario H.E.P.C.)

668. FILE 11-60 - Alarm Systems

669. FILE 11-64 - Parks General (Extension to Huron Park, Wells Property)

670. FILE Project 31-64 - Cooksville Trunk Sewer (Clement Easement)

671. FILE 126-63 - Burnhamthorpe Reservoir Site

672. FILE 126-63 - Burnhamthorpe Reservoir Site (Refusal of the Township's offer by Applewood-Dixie Limited)

673. FILE OZ-48-59 - Highbury Developments (Agreement)

674. FILE 228-62 - Gravel Pits

675. FILE 285-62 - Low Rental Housing

676. FILE 8-64 - Complaints (Safety Rail along sidewalk on North Service Road at the Dixie Overpass)

677. FILE OZ-17-64 - Sun Oil Company Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 25, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, Vignale, McMillan, Searle and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 31

ITEMS CONSIDERED:

650. **FILE OZ-15-64 - PALMWOOD CONSTRUCTION (#435)**

This is an application that requested an amendment to the zoning by-law from residential R-4 and RM7D4 to RM7D5 for apartments on the south-west corner of St. James and Fergus Avenues. The Planning Board considered the application at its meeting on May 19, when it recommended as follows:

> "That the application be approved subject to:
> a) the proposal satisfying the requirements of the Two. Engineer,
> b) that any access to the site to be gained from Fergus Avenue only; and further, that Council hold any Public Meetings which may be deemed necessary in this regard."

The Committee was advised that the owners of property in the area were notified of Council's meeting on June 25th, and some of the residents from the area attended. It was decided by Council that the application be approved for RM7D4 subject to certain conditions. Mr. Wise, the applicant, and his solicitor, Mr. Reingold, attended the Committee's meeting, and pointed out that because of economic conditions they wanted Council to reconsider their request to have the site zoned RM7D5.

With the understanding that they would agree to a site plan setting the height of the building the same as the one on #2 Highway, and the entrance to the apartments on Fergus Avenue. The acting Director of Planning, Mr. Petschar, attended the Committee's meeting and reviewed the Board's decision on this application.

RECOMMENDATION: That a public meeting be held by Council to consider the land in this application for RM7D5, subject to the terms of the site plan which would regulate such things as the height of the building so that it is the same as the existing Palmwood building on #2 Highway and Fergus; and setting the entrance to the proposed development off Fergus Avenue. A recorded vote was requested on this recommendation, the results of which were as follows:

Those in favour	Those opposed
Reeve Speck	Councillor Jenkins
Councillor McMillan	" Searle
" McKechnie	Deputy-Reeve Murray
" Vignale	

lost

CARRIED

651. FILE 120-64 - DRAINAGE GENERAL (DRAINAGE PROBLEM PREMIUM WAY BETWEEN LYNCHMERE & HURONTARIO STREET)

The Committee considered a copy of a memo dated September 3, 1964, from the Township Engineer regarding the drainage problem on Premium Way between Lychmere and Hurontario Street. Mr. Anderson requested that the Committee consider this problem and give instructions as to the nature of the work desired to be carried out, because, in his opinion, the construction of a storm sewer at this location would be very desirable. Mr. Anderson's report pointed out that Mr. Grice, who has built two large

wellings on the north side of Premium Way in the above location, has indicated to the Engineering Department that he is prepared to contribute a small amount towards this project. The estimated cost of the project is $3,000.00 for a sewer deep enough to eliminate the need for sump pumps in the basement, and $2,000.00 for a sewer that would accommodate rain water leaders, but not the basements.

RECOMMENDATION: That the Township Engineer negotiate with Mr. Grice to determine the amount of money that he is prepared to pay in support of this project.

652. FILE BY-LAW 4856 - SANDHAM & GRECO

By-law 4856 was passed by Council on July 27, 1964, and, if approved by the Ontario Municipal Board, would change two parcels of land on the south side of Dundas Street in the Somerville area from R-3 to AC-1. The by-law was processed in the normal manner and two objections have been received. One dated August 17, 1964, from the Commissioner of Planning for Metropolitan Toronto. The other, dated August 20, 1964, from the Secretary-Treasurer of the Metropolitan Toronto & Region Conservation Authority. Copies of both of these objections are contained in the above file. The Committee was reminded of the Ontario Municipal Board's decision with reference to properties owned by Walter Dean and the Card Sisters. The Board decided to dismiss the Township's application. One of the Board's reasons for this decision, is the fact that the Metropolitan Toronto & Region Conservation Authority are doing a study in the area.

RECOMMENDATION: That further processing of By-law 4856 be deferred pending the completion of the study by the Metropolitan Toronto & Region Conservation Authority on the Etobicoke Creek, in the area of this application.

653. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#573)

The Committee considered a copy of the report from the Industrial Commissioner dated September 3, 1964, outlining the business transacted by his Department for the month of August.

RECOMMENDATION: That the information contained in the report from the Industrial Commissioner dated September 3, 1964, be received and filed.

654. FILE AMENDMENT 172 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

If this amendment is approved it will clarify the interpretation of the terms residential on the Official Plan. Certain ancillary land uses are deemed to be appropriate in those areas designated 'residential' on the Official Plan and do not require an amendment to the Official Plan to permit their inclusion in residential areas. The Acting Director of Planning attended the Committee's meeting and read the text of the amendment and explained it.

RECOMMENDATION: That the necessary by-law to adopt Amendment #172 to the Official Plan of the Township of Toronto Planning Area be passed by Council.

55. FILE 25-64 - WORKS GENERAL (CITY CONTROL SURVEYS)

The Committee considered a report from the Township Engineer dated September 9, 1964, in which he pointed out the advantages of extending the present accurate horizontal control survey now completed throughout Metropolitan Toronto and Hamilton. At a meeting of the staffs of Burlington, Oakville and Toronto Township, Mr. Anderson received the impression that all present were prepared to recommend the survey to their Councils. The Municipalities would be responsible for the installation of monuments at approximately one mile intervals and certain staff assistance during reconnaissance and actual survey. Mr. Anderson suggested that approximately $2,500.00 would be required to cover the area south of the Base Line for the erection of monument installations together with one Surveyor's time for approximately six weeks. At the same time, the Topographic Survey would in all probability expend approximately $10,000.00 on our behalf for actual survey and computer time.

RECOMMENDATION: That the expenditure of approximately $2,500.00, together with one Surveyor's time for approximately six weeks, be authorized for 1965 by the Township of Toronto in co-operation with the Topographical Surveys for the installation of monuments for horizontal control in the Township south of the Base Line.

That the Township Engineer submit a report to the Committee on the estimated cost of carrying out this work over the entire Township.

556. FILE 124-63 - SHERWAY SHOPPING CENTRE (AMENDMENT #172 TO THE TOWNSHIP OF ETOBICOKE OFFICIAL PLAN) (#639)

In a letter dated September 18, 1964, from the Deputy Commissioner of the Metropolitan Toronto Planning Board, it is pointed out that the Metropolitan Toronto Planning Board at its meeting on September 16th, considered Amendment #172 to the Township of Etobicoke Official Plan, and adopted the recommendation contained in the Staff Report dated September 8, 1964. A copy of the recommendation in the Staff Report was attached to the Committee's agenda. The Committee was advised that if any member is interested in the full report, and the accompanying maps, the information can be obtained from the above file. The only part of the Staff Recommendation that appears to effect the Township of Toronto, in so far as its previous decision is concerned, regarding roads, is in part (2), where Etobicoke, the Metropolitan Toronto Planning Board and Council are going to urge the Ontario Municipal Board to insure that each intermediate road system is developed by the appropriate agencies to the recommended specifications detailed in this report, concurrently with the development of the first stage of the shopping centre. The report, in another location, pointed out that the Queensway Extension, from Highway #27 to Dixie Road, is proposed to have four lanes of pavement, and because of its importance in the Metropolitan Transportation system, the road should be built to Metropolitan arterial standards by 1968.

RECOMMENDATION: That the Township Solicitor, with the assistance of any other members of the Township Staff, attend the Ontario Municipal

Board hearing on Amendment #172 to the Township of Etobicoke Official Plan to state the case for the Township of Toronto to the Ontario Municipal Board regarding roads. Namely, that the Township of Toronto cannot agree to a time limit for the construction of that portion of the Queensway in the Township of Toronto east of Dixie Road, because the Township may not have funds available by the stated time.

657. FILE 7-64 - CLERK'S GENERAL (METROPOLITAN COMMUNITY BY THE BUREAU OF MUNICIPAL RESEARCH)

In the winter of 1962 - 1963, the Bureau of Municipal Research in conjunction with the University of Toronto sponsored a seminar series entitled THE METROPOLITAN COMMUNITY. Because of its success, it has been decided this year to present a revised programme of a similar nature from October to December. The tuition fee for this seminar is $20.00, and if there are any drop-outs it will cost $5.00 in order to obtain a refund. Councillor Harrison and Mr. Lummiss attended the seminar in 1962 - 1963.

RECOMMENDATION: That a member of staff and a member of Council be authorized to register in the winter seminar from October to December of 1964, called THE METROPOLITAN COMMUNITY by the Bureau of Municipal Research.

658. FILE 359-60 - LOCAL IMPROVEMENT PROCEDURES (PROPOSED AGREEMENT)

The Committee considered a memo dated September 14, 1964, from the Township Engineer, and a draft agreement between the various utilities involved.

RECOMMENDATION: That the following steps be taken with reference to this draft agreement:

1) That the agreement be approved in principle.
2) That the Township Solicitor check the agreement and make any final changes that are required.
3) That the Corporation of the Township of Toronto pass a by-law to execute the agreement.
4) That the Clerk submit to management of each of the other parties, a final draft of the agreement requesting their approval of the agreement and an indication that when the official agreement is submitted, it will be executed by the company.

659. FILE OZ-5-64 - CAROGA ENTERPRISES LIMITED (AMENDMENT #170 & BY-LAW #4772)

Application OZ-5-64 requested a change of the Official Plan from Industrial to Highway Commercial, and a change of the Zoning By-law from M-3 to HC to permit the erection of a motor hotel. This application was approved and amendment #170 to the Official Plan was adopted by By-law #4756. This amendment was then submitted to the Department of Municipal Affairs and is presently being processed by that Department. A Zoning Amendment By-law, 4772, was then passed and has been waiting for the approval of the amendment prior to finalizing the processing. The Planning Board recently received a request changing the entire picture, in so far as the amendment and the zoning by-law are concerned. Therefore, the application has been reconsidered and it is now proposed to pass a new zoning amendment by-law to repeal #4772 and change certain lands from Highway Commercial to M-3, and another small triangle of land from M-3 to Highway Commercial. A map was used at the Committee meeting to assist in the explaination of this matter. The Committee was advised that if this by-law is passed by Council, it will obviate the necessity of Amendment #170. The Deputy-Director of Planning attended the

Committee's meeting for the explanation of this change.

RECOMMENDATION: That draft by-law to repeal By-law #4772 and make certain other amendments to the zoning by-law 2273, be passed by Council; and further, that a by-law be passed to repeal by-law 4756 and that the Department of Municipal Affairs be advised that the Municipality does not wish to proceed with its application for approval of Amendment #170 to the Official Plan of the Township of Toronto Planning Area.

660. FILE 47-64 - TRAFFIC SAFETY COUNCIL GENERAL (#407)

The Committee considered a copy of the report of the Traffic Safety Council meeting held on September 2, 1964, The Committee was advised that all items on the report were for the Committee's information only, with the exception of Item #70. This item requested the Committee to give consideration to the submission of twelve monthly reports and one yearly report from the Police Department of accidents occurring in the Township, showing the area in which the accident took place.

RECOMMENDATION: That the report from the Traffic Safety Council in Item #70 be concurred with providing, in the opinion of the Chief of Police, submission of this information does not interfer with the proper administration of the accidents being reported; and further, that the information in the rest of the Traffic Safety Council's report dated September 2, 1964, be received and filed.

61. **FILE REGISTERED PLAN 691 - HASSALL SUBDIVISION**

In a letter dated September 21, 1964, the solicitor for Lakeshore Investment Corporation Limited, developers of the above plan of subdivision, requested that a release be issued for Lot 43, Plan 691, for the sum of $1.00. The reason for this request is, the title of this lot was retained by the vendors, Harry & Gladys Hassall, and the house was on the lot prior to registration. The Committee was advised that it is the Municipality's policy to grant such requests.

RECOMMENDATION: That a release from the subdivision agreement be issued for Lot 43, Registered Plan 691, for the sum of $1.00.

662. FILE T-14092 - PINKNEY SUBDIVISION (#593)

At the Committee's meeting on August 27, 1964, consideration was given to the Pinkney proposed plan of subdivision. Before the Committee at that time, were copies of the following material:

1) The consolidated report dated June 17.

2) A letter dated July 3 from E. A. Jupp in reply to the consolidated report

3) The conditions of draft approval from the Planning Board meeting of July 7.

Mr. MacCauley and Mr. Jupp attended that meeting and raised certain questions with regard to the development of the plan. The Committee's recommendation covered the questions raised by Mr. MacCauley, but it neglected to provide for a recommendation of draft approval.

RECOMMENDATION: That the conditions of draft approval as recommended by the Planning Board for proposed plan of subdivision T-14092 Mrs. H. Pinkney be adopted with the necessary amendments to incorporate the decision of Council when it adopted the General Committee's recommendation on August 27, and further, that a recommendation of draft approval subject to these conditions be submitted to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs.

Carried

663. FILE REGISTERED PLAN 602 - WHALEY SUBDIVISION

The Committee considered a copy of a memo dated September 16, 1964, from the Township Engineer, in which he recommended that the above subdivision now be taken over by the Corporation, and that all securities be released.

RECOMMENDATION: That Registered Plan 602 be accepted by the Township of Toronto and that all securities be released.

Carried

664. FILE 120-64 - DRAINAGE GENERAL (LORNEPARK SHOPPING CENTRE) (#445)

At the Committee's meeting on June 10, 1964, consideration was given to the problem of drainage encountered by the Lornepark Shopping Centre. It was decided at that time, that the Township Engineer should contact the owners of property where the drainage should be corrected, and advise them of the problem, and that the Engineering Department will design the improvement required and supervise the project, if they can agree on a method of paying for the work. A copy of the Engineer's report dated September 15, 1964, was before the Committee for its information and consideration. The report pointed out that the solution provided for approximately 600 lineal feet of channel improvement, the installation of roadway culvert and outlet works from the shopping plaza lands, all at a total estimated cost of $2,200.00. The Committee was advised that the owners were unable to reach any agreement regarding the method of paying for the works.

RECOMMENDATION: That the Corporation of the Township of Toronto cease all active participation in this matter until such time as the owners can arrive at a mutual agreement for paying the costs.

665. FILE 359-60 - LOCAL IMPROVEMENT PROCEDURE (#516)

At the General Committee's meeting on July 15, 1964, a report from the Township Engineer dated July 7, 1964, was considered regarding his procedure for notification prior to undertaking local improvements. It was decided by Council on July 27 that the Engineer's report should be adopted, and that the Bell Telephone Company, Consumer's Gas Company, and the Public Utilities Commission be requested to follow the same procedure. Inadvertently, the Township of Toronto Hydro Electric Power Commission was left out of the report and recommendation. The

Township Engineer brought this to the attention of the General Committee in a memo dated September 11.

RECOMMENDATION: That the Hydro Commission for the Township of Toronto use the same procedure as set out in the Township Engineer's report dated July 7, 1964.

666. FILE 113-64 - H.E.P.C. GENERAL
FILE 164-61 - SELECT COMMITTEE ON MUNICIPAL & RELATED ACTS (H.E.P.C. OF THE TOWNSHIP COMMENTS RE LEGISLATION AFFECTING HYDRO COMMISSIONS)

The Committee considered a letter dated September 17, 1964, from the Chairman of the H.E.P.C. of the Township of Toronto. This letter comments on "the recommendation of a Select Commission of the Legislature, which would place Hydro and other utilities under a Committee of Council rather than under separate Commissions".

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the member of the Public Utilities Commission and the Hydro Commission be requested to meet with Council to discuss the recommendation of the Select Committee of the Legislature, which would place Hydro and other utilities under a Committee of Council rather than under separate Commissions.

2) That Legislation be checked to determine the maximum number of members that such Commissions can have.

667. FILE 113-64-H.E.P.C. GENERAL (UNDERGROUND WIRING AND ONTARIO H.E.P.C.)

At the Planning Board's meeting on September 8, 1964, consideration of an application for consent to convey property to the Ontario Hydro Electric Power Commission took place. The general development of the Ontario Hydro facilities throughout the Township was also considered. The following resolution was passed by the Planning Board:

> "That Council be advised of the Board's concern regarding the erection by the O.H.E.P.C. of further transmission towers and overhead facilities throughout the Township; and further, that Council be requested to appoint a Committee of Council together with Members of the Board to meet with representatives of the Ontario Hydro-Electric Power Commission to discuss the possibility of establishing underground wiring for all future development in this Township."

RECOMMENDATION: That the above resolution, passed by the Planning Board at its meeting on September 8, 1964, be adopted by Council and further, that appropriate action be taken.

668. FILE 11-60 - ALARM SYSTEMS

The Committee considered a letter dated September 18, 1964, from Mr. Stanley G. Corke of the Alarms Divisions of Chubb-Mosler and Taylor Safes Limited. Mr. Corke and Mr. West attended the Committee's meeting to discuss a problem which they have encountered having placed alarm systems in two factories in the Township and not having facilities in the Fire Hall. They requested permission to place one of their receiving panels in the Fire Hall. They were asked if they would pay for all false alarms received on the panel and Mr. West informed the Committee that if the owner of the system presently located in the Fire Hall, pays for false alarms, his Company would agree to do the same.

RECOMMENDATION: That the request by the Alarms Division of Chubb-Mosler and Taylor Safes Limited for permission to locate a receiving panel in the Fire Hall be granted subject to the execution of an agreement containing the same terms as the agreement between the Township and Dominion Electric protection.

669. FILE 11-64 - PARKS GENERAL (EXTENSION TO HURON PARK, WELLS PROPERTY)

In a memo dated September 15, 1964, the Property Agent advised that he is unable to negotiate the acquisition of land from Mr. Wells for the extension of Huron Park, and he requested that this extension be proceeded with by expropriation.

RECOMMENDATION: That a By-law to expropriate the required lands from the Wells Property being approximately 13 acres, for the extension of Huron Park be passed by Council.

670. FILE PROJECT 31-64 - COOKSVILLE TRUNK SEWER (CLEMENT EASEMENT)

In a memo dated September 15, 1964, the Property Agent pointed out that he was unable to negotiate the acquisition of the easement over the Clement property and suggested that expropriation proceedings be commenced. He advised the Committee that an offer of $1,500.00 was made to the owner, and it was pointed out by her that this offer was unsatisfactory, and she would sumit a revised offer to the Township. This has not been done.

RECOMMENDATION: That the necessary By-law to expropriate the easement for the Cooksville Trunk Sewer over the Clement Property be passed by Council.

671. FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE

The Committee considered a report from the Manager of the Public Utilities Commission dated September 11, 1964, which set the total estimated cost of the Burnhamthorpe Reservoir and the completion of the feeder main at $1,275,000.00 of which $275,000. will be paid in cash and $1,000,000 will be financed by debentures. His report recommended:

1) That the work be authorized in accordance with Section 379 of the Municipal Act

2) That debentures be issued on a twenty repayment basis for one million dollars.

Mr. Kennedy attended the Committee's meeting for the discussion on this item. He advised the Committee that the lands for the project had been expropriated by By-law 4597 and on June 23, 1964, and was made to Applewood Dundas pursuant to the provisions of the Expropriation Proceedings Act, in the amount of $155,000. for the 19.086 acres, or approximately $8,000 per acre. The Committee inquired of Mr. Kennedy as to whether in his opinion the Public Utilities Commission could handle this project without further assistance from the Municipality. His comment in reply was that the Commission could handle it.

RECOMMENDATION: That the report dated September 11, 1964, re Burnhamthorpe Reservoir and the completion of the Burnhamthorpe Feeder Main from the Manager of the Public Utilities Commission be adopted and further, that the Township can proceed to obtain approval from the Ontario Municipal Board so that the work can commence in 1964.

672. FILE 126-63 - BURNHAMTHORPE RESERVOIR SITE (REFUSAL OF THE TOWNSHIP'S OFFER BY APPLEWOOD DIXIE LIMITED)

During consideration of this item, the Committee was aware of the fact that the Township had passed By-law 4597 to expropriate the Burnhamthorpe Reservoir Site and on June 23, 1964, an offer was made to Applewood pursuant to the provisions of the Expropriation Proceedings Act, in the amount of $.5..,000. for the 19.086 acres, or approximately $8,000. per acre. Applewood, by their letter of September 21st, refused the Township's 100% offer. The Committee was advised that during this week an offer was made to the same firm for 50% of the appraised value and notification was also given that the Township will take occupancy on October 7th. A copy of the letter dated September 21st, 1964, from Applewood Dixie Limited was before the Committee. One of the points raised in this letter from Applewood was the question of whether or not the Municipality should acquire all of the lands owned by Applewood immediately south of the parcels which will be used for the Reservoir Site and the school site. The reason for making this request is that Applewood does not feel that they should construct Bloor Street at this location when the Township owns all of the lands on the north side and the lands which would be left in Applewood's ownership on the south side would be of no value for development.

RECOMMENDATION: Recommendation on this item is in two parts:

1) That the request by Applewwod Dixie Limited that the Township include all of the lands owned by them, immediately south of the reservoir and h[illegible]school sites be approved and further, that provision for this inclusion o[illegible]ditional lands be made at the expropriation hearing.

(2) That expropriation proceedings for the acqusition of the Burnhamthorpe Reservoir Site and the additional lands as agreed upon in Part I of this recommendation be proceeded with.

673. FILE OZ-48-59 - HIGHBURY DEVELOPMENTS (AGREEMENT)

The Committee was advised that the agreement which has been receiving consideration recently was amended at the last General Committee meeting and presented to Streetsville. In a letter dated September 22, 1964, the Clerk of Streetsville stated, "I have for acknowledgement your letter of September 21, enclosing copies of agreement between the Ontario Water Resources Commission and the Corporation of the Township of Toronto, The Township of Toronto Public Utilities Commission and the Corporation of the Town of Streetsville, as amended by your Council on August 27, 1964. This amended agreement was considered by our Council and I have been requested to advise you that our Municipal Council are not prepared to accept the further amendment suggested by your Council and incorporated in the draft agreement enclosed in your letter." Mr. Robert Joy, Solicitor for Highbury, and Mr. MacDiarmid, Township Solicitor, attended the Committee's meeting for the discussion on this item. Mr. Joy pointed out that there was some concern on the part of Streetsville because the words "at the sole cost of the Township of Toronto Public Utilities Commission" were left out but now the Town of Streetsville would not agree to this agreement even if these words were not included because they have decided that they want the main to be built immediately. Mr. Joy suggested that his Company would bear the cost of this request and suggested that the Township agree to execute the agreement as proposed by Streetsville which requires the construction of the watermain to Mill and Main Street before the Township uses the sewage treatment plant.

RECOMMENDATION: That the Township of Toronto agree to the changes proposed by Streetsville in the agreement between the Ontario Water

esources Commission, The Corporation of the Township of Toronto, The Township of Toronto Public Utilities Commission and the Corporation of the Town of Streetsville and further, that the actual amendments to the agreement be made prior to giving the By-law authorizing the execution of the agreement, a third reading.

674. FILE 228-62 - GRAVEL PITS

Mr. Henderson explained to the Committee that he and other members of the staff had considered the objections received from industries to the Township's By-law authorizing the removal of gravel from Robin Drive and other lands in the area and that it was apparent that even greater problems might result in solving the objections and he suggested that Section 19, 1F, of the Township's Zoning By-law, (2813) be amended so that it would not be necessary for the Municipality to pass a Zoning By-law or a special By-law in order to proceed with this work.

RECOMMENDATION: That the By-law to amend Section 19, 1F, of Zoning By-law 2813 as recommended by the Township's Chief Administrative Officer be passed by Council.

675. FILE 285-62 - LOW RENTAL HOUSING

Councillor Jenkins reported that he had attended a Convention on Public Housing held in Niagara Falls and he had met with Mr. E.J. Whaley to discuss the new legislation affecting Public Housing. He suggested that it would be of interest to the Municipality if Mr. Whaley or a member of his staff could attend the General Committee meeting and discuss this legislat ion.

RECOMMENDATION: That Mr. E.J. Whaley or a member of his staff meet with General Committee on Wednesday, September 30, or as soon as possible thereafter.

676. FILE 8-64 - COMPLAINTS (SAFETY RAIL ALONG SIDEWALK ON NORTH SERVICE ROAD AT THE DIXIE OVERPASS)

Committee considered a complaint regarding the design and construction of a safety rail between the sidewalk and the North Service Road at the Dixie Overpass. It was agreed by the members of the Committee, that the safety rail was objectionable and that something should be done.

RECOMMENDATION: That the Township Engineer be requested to remove the safety rail from in front of the homes on the North Service Road leaving it only under the Dixie Overpass.

677. FILE OZ-17-64 - SUN OIL COMPANY LIMITED

This is an application requesting a change to the official plan of zoning by-law from Agricultural to Highway Commercial HC for the erection of the service station. The property is located on the south west corner of Steeles Avenue and Dixie Road. The Planning Board considered the application at its meeting on July 7, 1964, when it was decided to hold a public meeting. This meeting was held on August 25, 1964, when it was decided that the official plan be amended by designating symbolically the intersection of Steeles Avenue East and Dixie Road for planned Highway Commercial use and further, that the lands subject to this application be rezoned to HC to permit the erection of the service station. At the Committee's meeting on September 9, 1964, it was recommended and later adopted by Council that it be deferred for two weeks in attempt to work out a plan for the land usedon Steeles Avenue with the Township of Toronto and the Town of Brampton and the Township of Chinguacousy. The Acting Director of Planning attended the Committee's meeting and pointed out that staff for these three Municipalities had met to consider land use proposals for Steeles Avenue. It was evident that there was no objection to this application per say but that the staff was concerned about the overall land use proposals for the entire street.

COMMENDATION: That the application OZ-17-64 Sun Oil Company Limited, be approved as recommended by the Planning Board at its meeting on August 25, 1964.

The meeting adjourned at 4;00p.m..

CHAIRMAN

REEVE

T 148

RESOLUTION

Sept 28 SESSION 1964 No.

MOVED BY Tieta Defua C

SECONDED BY

Amendment, Clause 650, S/C report of Sept 25/64.

That this item be referred back to the General Committee.

Lost

Cifenkins

T 143

RESOLUTION

Sept 28 SESSION 1964 No.

MOVED BY ~~[illegible]~~ Victor [illegible]

SECONDED BY

Amendment Clause 676, General Committee Report September 25, 1964

Recommendation to read:
That the Township Engineer be requested to remove the existing safety rail in front of the homes on the North Service road and lower the existing safety rail under the Dixie overpass.

Carried
[illegible]

Cooksville, Ontario,
September 28, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on September 28th, 1964, commencing at 1:30 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors V. Vignale, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer and K. H. MacDiarmid, Solicitor.

Minutes of meetings held on September 14th and 16th were adopted; General Committee Report dated August 27th, 1964 and adopted by Council at meeting held on September 14th, is to be amended as requested in letter from Robert W. Macaulay on behalf of Erin Mills Developments, dated September 24, 1964. Item #592, General Committee Report dated August 27, 1964, File T-16031, Erin Mills Developments, is to be amended to read as follows:

> "Mr. Macaulay informed the Committee that Erin Mills is prepared to pay its proportionate share of the cost involved in the enlargement of the plant, and that credits from the development of the industrial lands shall be applied to any eventual development of residential lands owned by Erin Mills. However, because the Municipality agrees to issue credits for the said industrial lands in no way whatsoever obligates the Municipality to enter into or to sign a development agreement relative to the said residential lands."

DEPUTATIONS

RE: BY-LAW #2623 being a by-law to provide for the construction of service drains from sewers and for charges and collecting the cost of such connections.

MR. R. MORTENSEN appeared before Council in connection with charges as set out above and stated that he felt it was grossly unfair to expect residents to pay for sewers that had already been paid for by the developer, if the funds so paid were not to be paid back to the developer.

COMMUNICATIONS

Letter from The Municipality of Metropolitan Toronto, Legal Department, enclosing copy of their application to the Minister to amend the Municipality of Metropolitan Toronto Act to provide for an extension of the Metropolitan area to include all of Steeles Avenue for public transit purposes and for the same purposes the entire width of other boundary roads. The Solicitor is requested to prepare a written report for consideration of General Committee on September 30th, 1964.

The Ontario Municipal Board enclosing notices of appointments for hearings in connection with Etobicoke's application to rezone land on the north west intersection of Highway #27 and Queen Elizabeth Way from Industrial to Commercial. This entire matter was referred to General Committee for Wednesday, September 30, 1964.

Letter from E. Alan Eagleson advising of benefit night for injured lacrosse player, Jim Smith. Members of Council were advised that Mr. Love of the Recreation Department has tickets for this event for those wishing to participate.

Letters from Lynda Stevens, Adrienne Gilbert and Eleanor Dawson, expressing thanks to Council for donation towards Girl Guide trips to Mexico. Letters to be received and filed.

COMMITTEE REPORTS

On motion by Councillor Jenkins Council moved into committee for presentation of Committee Reports, Councillor Vignale in the Chair.

GENERAL COMMITTEE REPORT DATED SEPTEMBER 16th, 1964

This report was adopted as presented, and a copy of same is attached to these minutes.

~~GENERAL COMMITTEE REPORT DATED SEPTEMBER 21, 1964~~

On motion by Deputy-Reeve Murray, the committee rose.

BY-LAWS

A By-law to accept Grant of Easement (Part Lot 27, Con. 2, S.D.S. from Hydro-Electric Power Commission of Ontario) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4916.

By-law 4869 being a by-law to stop up an unnamed street lying east of Proudfoot Street, Plan TOR-7. was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law 4891 being a by-law to authorize an application to The Ontario Municipal Board for an order to enlarge the Malton Sewer Area, Township of Toronto was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto. (NOTE: Councillor McKechnie declared conflict of interest and abstained from voting on this by-law.)

A By-law to accept a Grant of Easement (part Lot 14, Range 3, C.I.R. from Sherwood Park Resorts Limited and Oughtred Brothers Limited) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4917.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4918. (Part Lot 8, Con. 2, N.D.S. - Tomken Road)

A By-law to amend By-law Number 2813 as amended (Re: OZ-19-64 - Robt. and Betty Bull) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4919.

By-law #4890 being a by-law to authorize construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $117,500.00 (Easement along Cooksville Creek from King St. to Dundas and along Dundas from Jaguar Valley Drive to opposite Shepard Avenue) was read a third time , finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $117,500.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4920.

A By-law to execute an agreement between the Corporation of the Township of Toronto and Abram & Ingleson (re Community Centre Building) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4921.

A By-law to authorize execution of agreements for the construction of municipal works in the Township of Toronto (P. N. 14-64A and P. N. 64-63) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4922.

A By-law to amend By-law Number 2813 as amended (to reinstate Section 19 with respect to the Corporation, Boards, Public Utilities, etc.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4923.

A By-law to authorize execution of an agreement for the construction of addition and alterations to the Engineering and Works Building, Township of Toronto (P. N. 35-64) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4924.

A By-law to authorize execution of an agreement for construction of a concrete sidewalk in the Township of Toronto (Upper Middle Road from Stavebank to Rosemary, P. N. 14-64B) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4925.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $40,000.00 for sanitary sewer construction in the Township of Toronto (on easement through Blocks D, E and F, R.P. 680, from Sharlyn Road to proposed Bloor Street) was read a first and second times and numbered 4926,

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $117,100.00 of which $107,400.00 is to be debentured, (sanitary sewer from proposed Bloor St. to 1,800 feet north of Bloor Street) was read a first, and second times and numbered 4927.

By-law No. 4858 being a by-law to authorize the construction of a concrete sidewalk in the Township of Toronto Sidewalk Area, pursuant to Sections 8 and 67 of The Local Improvement Act, at a total estimated cost of $2,100.00 (Paisley Blvd.) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amountof $1,000,000.00 for watermain construction, Township of Toronto (Burnhamthorpe Reservoir and completion of Burnhamthorpe Feeder Main) was read a first and second times and numbered 4928.

A motion for recess was made at 2:15 p.m. and the meeting reconvened at 2:25 p.m.

On motion by Deputy-Reeve Murray Council moved into committee for presentation of General Committee Report dated September 25, 1964; Councillor Jenkins in the Chair.

GENERAL COMMITTEE REPORT DATED SEPTEMBER 25, 1964

RE: ITEM # 650 - FILE OZ-15-64 - PALMWOOD CONSTRUCTION - The following amendment was proposed for the recommendation on this item:

"That this item be referred back to the General Committee."

A recorded vote was requested by Deputy-Reeve Murray, with the following results:

Those in favour	Those opposed
Councillor Vignale	Councillor Jenkins
Councillor McMillan	Deputy-Reeve Murray
Councillor McKechnie	Councillor Searle
	Councillor Pickell

LOST 4-3

Reeve Speck had vacated the chair and retired from the Council Chambers before the vote was taken on this item.

The recommendation as written was then considered at some length.

Councillor Searle stated that he was not opposed to holding a public meeting, but was in favour of the zoning approved at the original public meeting.

Councillor McMillan felt the matter could be deferred for two weeks and given further consideration with all members of council present.

Councillor McKechnie felt the recommendation of the Planning Board should be accepted, which was to the effect that it was desirable to ensure the removal of the two houses and develop the whole block as one unit.

Councillor Vignale stated that he was in favour of giving this matter further consideration in an effort to bring about further re-development in the Lakeview area.

Deputy-Reeve Murray expressed the opinion that the zoning should remain as previously set for an apartment building and that a further meeting should not be necessary.

A recorded vote was requested on this recommendation with the following results:

Those in favour	Those opposed
Councillor McKechnie	Councillor Searle
Councillor McMillan	Councillor Pickell
Councillor Vignale	Councillor Jenkins
	Deputy-Reeve Murray

LOST 4-3

RE: ITEM #676-FILE 8-64 - COMPLAINTS (Safety Rail along sidewalk on North Service Road at the Dixie Overpass)

The recommendation on this item was amended to read as follows:

'THAT the Township Engineer be requested to remove the existing safety rail in front of the homes on the North Service Road and lower the existing safety rail under the Dixie overpass."

A copy of this report is attached to these minutes.

MOTIONS

Moved by: Victor Vignale #195
Seconded by: C. D. Jenkins

AND RESOLVED that General Committee Report dated September 16, 1964, be adopted as presented.

CARRIED

Moved by: C. D. Jenkins #196
Seconded by: Victor Vignale

AND RESOLVED that General Committee Report dated September 25, 1964, be adopted as amended in item #676.

CARRIED

Moved by: C. D. Jenkins #197
Seconded by: Victor Vignale

AND RESOLVED that the Corporation consents not to grant an easement or right-of-way for spur line purposes over land owned by the Corporation and occupied by the Public Utilities Commission of the Township of Toronto in Pt. Lot 21, Concession 1, N.D.S. (west side of Mavis Road), without first obtaining the consent from Omaha Steel Limited, Omaha, Nebraska, the purchasers of land located on the west side of Mavis Road abutting the C.P.R. right-of-way, Lot 21, Concession 1, N.D.S.

CARRIED

Moved by: C. D. Jenkins #198
Seconded by: Victor Vignale

AND RESOLVED that Warden Construction Company Limited be awarded the contract for the construction of a sanitary collector sewer on Dixie Road and easements from Dundas Street to proposed Bloor Street (P.N. 67-63) in the amount of $111,923.45, this being the lowest tender received; the award being subject to the approval of the C.M.H.C.

CARRIED

OTHER BUSINESS

RE: NECESSITY FOR CROSSING ASSISTANCE AT AIRPORT ROAD-CHURCHILL-MCNAUGHTON AVE. Councillor McKechnie made a motion that this matter be referred to the Traffic Safety Council for their comments.

RE: PURCHASE OF LANDS BY THE TOWNSHIP OF TORONTO - Councillor Pickell asked that General Committee give consideration to having Real Estate Agents handle purchases for the Township, rather than the Township property Department.

RE: TOWNSHIP'S POLICY RE SWIMMING POOLS - Councillor Searle asked that this matter be placed before General Committee for consideration of areas where there is a need, but may be difficulty in collecting sufficient funds to be eligible under the township's present policy.

RE: RECREATION DEPARTMENT POLICY RE RENTAL OF TOWNSHIP FACILITIES TO CHARITABLE ORGANIZATIONS

Councillor Pickell asked that this matter be given consideration by the General Committee.

RE: CONSERVATION CONFERENCE OCTOBER 14, 15 and 16, 1964 - Councillor McMillan asked that consideration by General Committee be given to sending the two Township representatives on Metropolitan Toronto & Region Conservation Authority, to this conference to be held at Prud'hommes, Grimsby.

FORTHCOMING MEETINGS

September 30, 9:30 a.m. - General Committee
October 5 1:30 p.m. - Council meeting

The meeting adjourned at 3:45 p.m.

Reeve

Clerk

678. FILE 14-64 - Police Department General (Port Credit Police, Night Calls)

679. FILE 14-64 - Police Department General (Ontario Police Forces Teletype System)

680. FILE T-15798 - G. J. Freeman

681. FILE 94-63 - Centennial Programme (Township of Toronto Centennial Committee)

682. FILE 96-64 - Malton Memorial Recreation Association

683. FILE 65-63 - Subdivision Policy (Occupancy Clause)

684. FILE 279-62 - Road Closings, Malton (Department of Transport)

685. FILE 39-61 - Port Credit Zoning By-law #1227

686. FILE Amendment #174 to the Official Plan of the Township of Toronto Planning Area

687. FILE Registered Plan 638 - Lawsmith Holdings Limited

688. FILE 30-60 - Township Offices and Grounds

689. FILE 279-62 - Township of Toronto Quieting Order

690. FILE Registered Plan 670 & Registered Plan 711

691. FILE 103-64 - Police Village of Malton (Agreement)

692. FILE 124-63 - Sherway Shopping Centre (Amendment #172 to the Official Plan of the Township of Etobicoke)

693. FILE T-15628 & OZ-32-63 - Burnhamdale Woods

694. FILE 39-64 - Conventions (Conservation Authority)

695. FILE 7-64 - Clerk's General (Use of Township Property)

696. FILE 7-64 - Clerk's General (Acquisition of Property)

697. FILE 83-64 - Lakeview Swimming Pool

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 30, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Vignale, Jenkins, McMillan, Searle, Harrison, Pickell and McKechnie.

STAFF PRESENT: M. D. Henderson and N. Stewart

REPORT NUMBER 32

ITEMS CONSIDERED:

678. **FILE 14-64 - POLICE DEPARTMENT GENERAL (PORT CREDIT POLICE, NIGHT CALLS)**

In a letter dated September 24, 1964, a copy of which was before the Committee, Mayor J. C. Saddington of Port Credit requested that Council for the Township of Toronto consider the possibility of a joint arrangement between the Township Police Department and the Port Credit Police for receiving after hours calls for the Town. The following persons attended the Committee's meeting for this discussion: Mayor Saddington, Deputy-Reeve Plaus, Councillors Holland and Hunter; Mr. Thompson, Clerk; and Police Chief Nelson. Chief McGill also attended the meeting. Mayor Saddington pointed out that the water works plant was going to be changed to automatic control, and because of this the night operators would be dispensed with. Therefore it was decided to request the Township of Toronto to consider whether or not it would be possible for the Police calls for the Town of Port Credit after five p.m. could be handled through the Township Office. One of the points raised during the discussion

on this item, was, when the report regarding the future status of the three municipalities, the Township of Toronto, the Town of Port Credit, and the Town of Streetsville would be completed by Mr. Henderson. Mr. Henderson suggested that the first part of the report would probably be completed by the 1st of November.

RECOMMENDATION: That further consideration of this item be deferred until the report on the Future Status of the three municipalities is received.

679. FILE 14-64 - POLICE DEPARTMENT GENERAL (ONTARIO POLICE FORCES TELETYPE SYSTEM)

The Committee considered a copy of a letter from the Chairman of the Ontario Police Commission pointing out that Professor Reid of the University of Toronto was retained to study a province wide intercommunication system between police departments. It was further pointed out that an extensive study had been carried out and it is proposed that the entire province be connected through the Police Departments by an intercommunication system. Chief McGill attended the Committee's meeting for the discussion on this item. He pointed out that the Township should at least install the basic machine for this intercommunication system, and that further equipment could be attached to the machine at a later date if the Municipality did not want to put in the entire set up at the present time.

RECOMMENDATION: That the Police Chief be authorized to install, at his discretion, the equipment required by the Police Department to

be properly connected with the intercommunications system of the Province.

680. FILE T-15798 - G. J. FREEMAN (#342)

This proposed plan of subdivision is located on the extension of Maplewood Avenue. It has six proposed lots and the Committee was reminded that previous consideration was given to a problem on this subdivision regarding the lack of sanitary sewers. It was decided at that time to have the Peel County Health Unit investigate the suitability of the soil for septic tanks. In report dated August 12, 1964, from Proctor & Redfern to Dr. Powell, it was determined that only four of the six lots can be developed with the use of septic tanks subject to certain conditions. The Proctor & Redfern report was considered by Mr. Freeman, who submitted a letter to the Planning Board on September 10. Mr. Freeman's letter and the Proctor & Redfern report was considered by the Township Engineer. Copies of the following correspondence were attached to the agenda:

1) The Proctor & Redfern report dated August 12, 1964;

2) The comments from Mr. Freeman dated September 10, 1964;

3) The memo from the Township Engineer dated September 24, 1964;

In Mr. Anderson's letter it was pointed out that he had considered the report from Proctor & Redfern and, although only four of these lots can be developed on a septic tank basis, it is his opinion that the Engineering requirements should not be changed. Mr. Freeman attended the Committee's meeting and requested relief from some of the

Township requirements. He suggested that:

1) He should only be required to carry the storm sewer to the south limit of his property;

2) That he should only be required to construct the extension of Maplewood Avenue to the same specifications as those used for the existing portion of Maplewood Avenue.

3) That he should be relieved of all per lot levies or acreage levies other than the $550.00 per lot.

It was pointed out to Mr. Freeman that the 5% Cash Dedication was a Department of Municipal Affairs requirement, and no relief could be given in this regard. With regard to other lot levies, the only one effecting this subdivision would be the payment of $500.00 per gross acre for water, and provision for this payment could be made in the drafting of the financial agreement.

RECOMMENDATION: That the processing of Proposed Plan of Subdivision T-15798 - G. J. Freeman be proceeded with on the following basis:

1) That the street in the proposed plan of subdivision be contructed to the same specifications as the existing portion of Maplewood Avenue.

2) That presewering be dispensed with as the requirement of this subdivision.

3) That storm sewers be constructed in accordance with the Township Engineer requirements to the south side of Block A, Registered Plan 575.

4) That the subdivider be given a choice of either constructing sidewalks in accordance with the Township's policy or depositing with the Township the estimated cost of constructing sidewalks in cash.

681. FILE 94-63 - CENTENNIAL PROGRAMME (TOWNSHIP OF TORONTO CENTENNIAL COMMITTEE)

At the General Committee meeting on August 12, representatives of

Centennial Celebration Consultants Limited attended a joint meeting with the General Committee and the Township of Toronto Centennial Programme Committee. It was recommended at that meeting, and decided by Council, that the Centennial Committee for the Township of Toronto submit a progress report to the General Committee setting out the frame work of a Centennial Programme for the Township; and further that the report be submitted by September 30, 1964.

Councillor Harrison, Chairman of the Committee, presented the report. Other members of the Committee present were, Mrs. Fix, Mr. H. J. A. Brown and Mr. M. D. Henderson. Copies of the plan for the suggested libraries were also presented. Mr. Phil Stone, who was appointed by the Hon. James Auld, as Centennial Field Representative covering this area was present for the consideration of this item. He pointed out to the General Committee and the Centennial Committee that he was greatly impressed with the presentation and the consideration and work that has gone into the preparation of the Centennial Committee's report. He further pointed out that he would submit his report on the Township of Toronto to the Department pointing out that the Department could expect an application from the Township of Toronto by the deadline date. The Chairman of the meeting, Deputy-Reeve Murray also commended the Committee for its work.

RECOMMENDATION: That further consideration of this item be deferred until the next General Committee meeting on October 7, 1964.

682. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#397)

Copies of the following items were before the Committee for its consideration:

1) By-law #1, being a by-law relating generally to the transaction of business and affairs of Malton Memorial Recreation Assoc. Inc.

2) A report from the Commissioner of Parks & Recreation as a result of a meeting with the Recreation Commission and the Malton Memorial Recreation Association in April.

3) A suggestion as to the set up of the Board of Management.

The Committee was advised that in a discussion with Mr. Anaka, Chairman of the Malton Memorial Recreation Association, it was decided that the General Committee would consider his reports and submit its comments to the Association, and then, if in the opinion of the executive, a further meeting is necessary between the Association and the General Committee, arrangements will be made for it. The basic problem discussed by the General Committee was that the existing organization and proposed set up for management of the Malton Memorial Recreation Association was such that grants could not be obtained.

RECOMMENDATION: That the Malton Memorial Recreation Association be advised that the ownership and management must be in the hands of the Township of Toronto, in order to fit the Township's policy, which must be maintained in order to qualify for Government grants; and further, that the executive of the Malton Memorial Recreation Association be invited to a meeting with the General Committee to see if arrangements can be made to work out the problem of ownership

and management so that this project will fit into the Township's policy.

683. FILE 65-63 - SUBDIVISION POLICY (OCCUPANCY CLAUSE)

The Committee considered a report from the Township Engineer dated September 22 regarding a problem he has encountered in regard to the occupancy clause contained in the standard Engineering agreement.

RECOMMENDATION: That the Township Engineer be authorized to negotiate revisions to the occupancy clause contained in the standard Engineering Agreement in accordance with his report dated September 22nd, 1964.

684. FILE 279-62 - ROAD CLOSINGS, MALTON (DEPARTMENT OF TRANSPORT)

The Committee was advised that negotiations have been going on between the Property Agent for the Township and the Department of Transport for the conveyance of a small portion of the Sixth Line East and Fifth Line East, as closed by By-law #4488. At one point the Township requested compensation for these lands. In a letter dated April, 1964, from the Regional Manager of the Real Estate section of the Department of Transport, it was pointed out that the compensation for these lands was included in the payment from the Crown to the Township several years ago in the amount of $172,063., representing compensation for all of the closings in the International Airport at Malton area.

RECOMMENDATION: That the two remaining closed up portions of the Fifth Line East and the Sixth Line East be conveyed to the Department of Transport for the nominal sum of $1.00.

685. FILE 39-61 - PORT CREDIT ZONING BY-LAW #1227 (#546)

Committee was advised that the Township has received notice that the Town of Port Credit has passed a by-law #1478 to amend By-law #1227. This by-law, if approved, will provide for the regulations affecting off-street parking for apartment buildings, The Planning Board staff considered this by-law to determine whether or not it will have any effect on the Township of Toronto.

RECOMMENDATION: That the Township of Toronto receive and file the notice of application of the Town of Port Credit with reference to its by-law #1478.

686. FILE AMENDMENT #174 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will show in a symbolic manner, a Highway Commercial designation on certain lands at the intersection of Dixie Road and Steeles Avenue. The Committee recommended, and Council approved the application by the Sun Oil Company on the south-west corner of this intersection for a service station.

RECOMMENDATION: That the necessary by-law to adopt Amendment #174 to the Official Plan of the Township of Toronto Planning Area be passed by Council.

687. FILE REGISTERED PLAN 638 - LAWSMITH HOLDINGS LIMITED

In a memo dated September 22, 1964, the Township Engineer advised the General Committee that the maintenance period for the municipal services installed in the above registered plan is to expire on September 29, 1964, and that his Department has given final approval

to all of the municipal services and all of the requirements under the subdivision agreement have been met by the subdivider.

RECOMMENDATION: That the Corporation accept Registered Plan 638, and authorize the release of all securities still in the Corporation's possession.

688. FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS (#563)

Consideration was previously given to the landscaping, parking, etc., on Confederation Square and it was decided by Council to adopt the scheme for the development of this improvement as presented by Mr. Hancock. Because of the time involved in finalizing these plans, it has not been possible to proceed with these improvements so far. The Committee considered whether or not work should be commenced until the Spring of 1965.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the Township Engineer be authorized to proceed with the preparation of the details that must be worked out prior to the tenders being called; and that the work not proceed until the Spring of 1965.

2) That the Township's Chief Administrative Officer arrange for permanent parking spaces at the rear of the main office building for all members of Council.

689. FILE 279-62 - TOWNSHIP OF TORONTO QUIETING ORDER

The Committee was advised that some confusion has arisen with regard to the east boundary of the Township of Toronto. This matter has been taken up with the Department of Municipal Affairs, and Mr. R. L. Byron, Supervisor of Organization, in a letter dated September 14, stated that his department will be pleased to give any assistance

possible in assembling the requisite data required in such an application to the Ontario Municipal Board for a Quieting Order. The Department will assist in assembling the relative information in the preparation of a metes and bounds description of the boundaries of the Municipality. Even though the only boundary causing any concern at the moment is the easterly boundary, it was suggested to the Committee that similar problems could arise on any of the other boundaries in the Township.

RECOMMENDATION: That the Township of Toronto accept the offer from the Department of Municipal Affairs to assist in the preparation of an application for a Quieting Order, which will finalize the existing boundaries of the Township of Toronto.

690. FILE REGISTERED PLAN 670
FILE REGISTERED PLAN 711

The Committee was advised that Lots 23 & 26, registered plan 670 have been resubdivided and are included in Registered Plan 711 as Lots 194 & 197. These lots are therefore covered by the financial agreements registered against Plan 670 and 711. A problem exists on these two lots, in that both agreements require the payment of lot levies; but since it is not the Municipality's intension to collect levies twice on the same parcel of land, consideration was given as to how the problem could be solved.

RECOMMENDATION: That the Lots known as 194 & 197, Registered Plan 711, be release from the terms of the agreement registered against the title when they were part of Registered Plan 670. for the sum of $1.00.

NOTE: This will mean that these lots will be charged the levy in order to obtain a release from the agreement registered against the title of plan 711.

691. FILE 103-64 - POLICE VILLAGE OF MALTON (AGREEMENT)

At the General Committee's meeting on September 25, 1964, Deputy-Reeve Murray requested that consideration of the Malton Police Village agreement be commenced. This item was placed on the agenda for consideration.

RECOMMENDATION: That consideration of the agreement for the Malton Police Village be deferred for the present time.

692. FILE 124-63 - SHERWAY SHOPPING CENTRE (AMENDMENT #172 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF ETOBICOKE)(#656)

A copy of the notice of application by the Township of Etobicoke to the Ontario Municipal Board for approval of Amendment #172 was before Council at its meeting on Monday, September 23. Consideration at that time resulted in referring this matter to the General Committee. A copy of the letter from Parkinson, Gardiner, & Roberts to the Ontario Municipal Board was attached to the agenda.

RECOMMENDATION: Whereas the report from the Planning Board, dated February 4, 1964, on Proposed Amendment #172 to the Official Plan for the Etobicoke Planning Area was adopted by Council at its meeting on February 10, 1964; Be it further resolved that the Township of Toronto support the Planning Board report regarding the impact of the proposed shopping centre on the Township of Toronto, and that the Acting Director of Planning be requested to attend the Ontario Municipal Board hearing to speak on behalf of the report.

693. FILE T-15628 & OZ-32-63 - BURNHAMDALE WOODS (#636)

The above residential subdivision is being processed up to the stage ready for registration. Because this subdivision must be serviced through the Industrial Subdivision to the south, it is necessary to have the agreement for the Industrial Subdivision executed at the same time as the agreement for the Residential Subdivision. The Committee was reminded of having considered this question previously, when it was decided that Mr. McLaughlin should use the same terms of development as used for the Wharton and Lemworth Industrial Subdivisions. Two further questions were brought to the attention of the Committee for their consideration:

1) The Department of Municipal Affairs has requested that alternate access be provided to an existing road from this plan.

2) The question of negotiation with the School Board regarding the acquisition of a school site has not been settled.

With regard to Item #1, the Committee was advised that there are two possibilities of providing the alternate access:

a) a temporary access road can be constructed over property owned by Mr. McLaughlin out to Dixie Road;
b) the decision could be made now with regard to the construction of a portion of Bloor Street which would provide an alternate access to this subdivision.

During the consideration of this item, the Committee raised the question of whether or not there should be an additional permanent street access to Dixie Road from this plan, other than Bloor Street.

RECOMMENDATION: That the question of alternate access from proposed plan of subdivision T-15628 be referred to the Planning Board staff for a report on the feasibility of putting in a permanent access to

Dixie Road south of proposed Bloor Street.

694. FILE 39-64 - CONVENTIONS (CONSERVATION AUTHORITY)

The Committee was advised that a conference on conservation will be held at Prudeholmes at Vineland on October 14, 15 & 16. It was suggested at Council's meeting on September 28, that two members from the Township Council and the Metropolitan Toronto & Region Conservation Authority should attend this convention. Councillor McMillan informed the Committee that the two representatives from the Council on the Credit Valley Conservation Authority have been authorized to attend, and he pointed out the financial assistance that would be received from the Conservation Authority. It was evident that the assistance from the Conservation Authority would be somewhat less than the Township's convention policy provides.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That Councillors McKechnie and Vignale be authorized to attend the Conservation Conference to be held at Prudeholmes on October 14, 15 & 16, 1964; and that their financial assistance be in accordance with the Township's convention policy.

2) That whereas the financial assistance authorized by the Credit Valley Conservation Authority for the attendance of Councillors McMillan and Harrison at this convention does not equal the assistance allowed in the Township's convention policy, be it resolved that the Township of Toronto make up the difference.

695. FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY)

At Council's meeting on September 28, consideration was given to the request of whether or not the Parks and Recreation Department should charge a rental fee to such organizations as Guides & Scouts.

It was decided to give further consideration to this item at the General Committee meeting.

RECOMMENDATION: That the Recreation Committee be authorized to dispense with the charges for the use of buildings owned by the Municipality by Guides, Brownies, Scouts & Cubs for normal meetings.

696. FILE 7-64 - CLERKS GENERAL (ACQUISITION OF PROPERTY)

At Council's meeting on September 28, Councillor Pickell raised a question as to whether or not the Township should acquire property through Real Estate agencies rather than using a member of the Township staff. It was decided to give further consideration to this item at the General Committee meeting. The advantages and disadvantages of Councillor Pickell's suggestion were considered by the Committee.

RECOMMENDATION: That no change be made in the present policy for acquiring property by the Municipality.

697. FILE 83-64 - LAKEVIEW SWIMMING POOL

At Council's meeting on September 28, Councillor Searle requested that consideration be given to a policy re swimming pools in the Township in general, and in those parts of the Township in particular where there is a need for swimming pools, where difficulty in raising funds would be encountered.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the General Committee review the swimming pool policy for the Township of Toronto after the Commissioner of Parks and Recreation has prepared a report on this subject based on the need for swimming pools in the Township.

2) That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities.

NOTE: It is the hope of the General Committee that the report requested from the Commissioner of Parks & Recreation can be completed and ready for the Committee's consideration within the month of October.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED:

CHAIRMAN

REEVE

678. FILE 14-64 - Police Department General (Port Credit Police, Night Calls)

679. FILE 14-64 - Police Department General (Ontario Police Forces Teletype System)

680. FILE T-15798 - G. J. Freeman

681. FILE 94-63 - Centennial Programme (Township of Toronto Centennial Committee)

682. FILE 96-64 - Malton Memorial Recreation Association

683. FILE 65-63 - Subdivision Policy (Occupancy Clause)

684. FILE 279-62 - Road Closings, Malton (Department of Transport)

685. FILE 39-61 - Port Credit Zoning By-law #1227

686. FILE Amendment #174 to the Official Plan of the Township of Toronto Planning Area

687. FILE Registered Plan 638 - Lawsmith Holdings Limited

688. FILE 30-60 - Township Offices and Grounds

689. FILE 279-62 - Township of Toronto Quieting Order

690. FILE Registered Plan 670 & Registered Plan 711

691. FILE 103-64 - Police Village of Malton (Agreement)

692. FILE 124-63 - Sherway Shopping Centre (Amendment #172 to the Official Plan of the Township of Etobicoke)

693. FILE T-15628 & OZ-32-63 - Burnhamdale Woods

694. FILE 39-64 - Conventions (Conservation Authority)

695. FILE 7-64 - Clerk's General (Use of Township Property)

696. FILE 7-64 - Clerk's General (Acquisition of Property)

697. FILE 83-64 - Lakeview Swimming Pool

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

September 30, 1964

THOSE PRESENT: Reeve Speck, Deputy-Reeve Murray, Councillors Vignale, Jenkins, McMillan, Searle, Harrison, Pickell and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart

REPORT NUMBER 32

ITEMS CONSIDERED:

678. **FILE 14-64 - POLICE DEPARTMENT GENERAL (PORT CREDIT POLICE, NIGHT CALLS)**

In a letter dated September 24, 1964, a copy of which was before the Committee, Mayor J. C. Saddington of Port Credit requested that Council for the Township of Toronto consider the possibility of a joint arrangement between the Township Police Department and the Port Credit Police for receiving after hours calls for the Town. The following persons attended the Committee's meeting for this discussion: Mayor Saddington, Deputy-Reeve Plaus, Councillors Holland and Hunter; Mr. Thompson, Clerk; and Police Chief Nelson. Chief McGill also attended the meeting. Mayor Saddington pointed out that the water works plant was going to be changed to automatic control, and because of this the night operators would be dispensed with. Therefore it was decided to request the Township of Toronto to consider whether or not it would be possible for the Police calls for the Town of Port Credit after five p.m. could be handled through the Township Office. One of the points raised during the discussion

on this item, was, when the report regarding the future status of the three municipalities, the Township of Toronto, the Town of Port Credit, and the Town of Streetsville would be completed by Mr. Henderson. Mr. Henderson suggested that the first part of the report would probably be completed by the 1st of November.

RECOMMENDATION: That further consideration of this item be deferred until the report on the Future Status of the three municipalities is received.

679. FILE 14-64 - POLICE DEPARTMENT GENERAL (ONTARIO POLICE FORCES TELETYPE SYSTEM)

The Committee considered a copy of a letter from the Chairman of the Ontario Police Commission pointing out that Professor Reid of the University of Toronto was retained to study a province wide intercommunication system between police departments. It was further pointed out that an extensive study had been carried out and it is proposed that the entire province be connected through the Police Departments by an intercommunication system. Chief McGill attended the Committee's meeting for the discussion on this item. He pointed out that the Township should at least install the basic machine for this intercommunication system, and that further equipment could be attached to the machine at a later date if the Municipality did not want to put in the entire set up at the present time.

RECOMMENDATION: That the Police Chief be authorized to install, at his discretion, the equipment required by the Police Department to

be properly connected with the intercommunications system of the Province.

680. FILE T-15798 - G. J. FREEMAN (#342)

This proposed plan of subdivision is located on the extension of Maplewood Avenue. It has six proposed lots and the Committee was reminded that previous consideration was given to a problem on this subdivision regarding the lack of sanitary sewers. It was decided at that time to have the Peel County Health Unit investigate the suitability of the soil for septic tanks. In report dated August 12, 1964, from Proctor & Redfern to Dr. Powell, it was determined that only four of the six lots can be developed with the use of septic tanks subject to certain conditions. The Proctor & Redfern report was considered by Mr. Freeman, who submitted a letter to the Planning Board on September 10. Mr. Freeman's letter and the Proctor & Redfern report was considered by the Township Engineer. Copies of the following correspondence were attached to the agenda:

1) The Proctor & Redfern report dated August 12, 1964;

2) The comments from Mr. Freeman dated September 10, 1964;

3) The memo from the Township Engineer dated September 24, 1964;

In Mr. Anderson's letter it was pointed out that he had considered the report from Proctor & Redfern and, although only four of these lots can be developed on a septic tank basis, it is his opinion that the Engineering requirements should not be changed. Mr. Freeman attended the Committee's meeting and requested relief from some of the

Township requirements. He suggested that:

1) He should only be required to carry the storm sewer to the south limit of his property;

2) That he should only be required to construct the extension of Maplewood Avenue to the same specifications as those used for the existing portion of Maplewood Avenue.

3) That he should be relieved of all per lot levies or acreage levies other than the $550.00 per lot.

It was pointed out to Mr. Freeman that the 5% Cash Dedication was a Department of Municipal Affairs requirement, and no relief could be given in this regard. With regard to other lot levies, the only one effecting this subdivision would be the payment of $500.00 per gross acre for water, and provision for this payment could be made in the drafting of the financial agreement.

RECOMMENDATION: That the processing of Proposed Plan of Subdivision T-15798 - G. J. Freeman be proceeded with on the following basis:

1) That the street in the proposed plan of subdivision be contructed to the same specifications as the existing portion of Maplewood Avenue.

2) That presewering be dispensed with as the requirement of this subdivision.

3) That storm sewers be constructed in accordance with the Township Engineer requirements to the south side of Block A, Registered Plan 575.

4) That the subdivider be given a choice of either constructing sidewalks in accordance with the Township's policy or depositing with the Township the estimated cost of constructing sidewalks in cash.

681. FILE 94-63 - CENTENNIAL PROGRAMME (TOWNSHIP OF TORONTO CENTENNIAL COMMITTEE)

At the General Committee meeting on August 12, representatives of

Centennial Celebration Consultants Limited attended a joint meeting with the General Committee and the Township of Toronto Centennial Programme Committee. It was recommended at that meeting, and decided by Council, that the Centennial Committee for the Township of Toronto submit a progress report to the General Committee setting out the frame work of a Centennial Programme for the Township; and further that the report be submitted by September 30, 1964.

Councillor Harrison, Chairman of the Committee, presented the report. Other members of the Committee present were, Mrs. Fix, Mr. H. J. A. Brown and Mr. M. D. Henderson. Copies of the plan for the suggested libraries were also presented. Mr. Phil Stone, who was appointed by the Hon. James Auld, as Centennial Field Representative covering this area was present for the consideration of this item. He pointed out to the General Committee and the Centennial Committee that he was greatly impressed with the presentation and the consideration and work that has gone into the preparation of the Centennial Committee's report. He further pointed out that he would submit his report on the Township of Toronto to the Department pointing out that the Department could expect an application from the Township of Toronto by the deadline date. The Chairman of the meeting, Deputy-Reeve Murray also commended the Committee for its work.

RECOMMENDATION: That further consideration of this item be deferred until the next General Committee meeting on October 7, 1964.

682. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#397)

Copies of the following items were before the Committee for its consideration:

1) By-law #1, being a by-law relating generally to the transaction of business and affairs of Malton Memorial Recreation Assoc. Inc.

2) A report from the Commissioner of Parks & Recreation as a result of a meeting with the Recreation Commission and the Malton Memorial Recreation Association in April.

3) A suggestion as to the set up of the Board of Management.

The Committee was advised that in a discussion with Mr. Anska, Chairman of the Malton Memorial Recreation Association, it was decided that the General Committee would consider his reports and submit its comments to the Association, and then, if in the opinion of the executive, a further meeting is necessary between the Association and the General Committee, arrangements will be made for it. The basic problem discussed by the General Committee was that the existing organization and proposed set up for management of the Malton Memorial Recreation Association was such that grants could not be obtained.

RECOMMENDATION: That the Malton Memorial Recreation Association be advised that the ownership and management must be in the hands of the Township of Toronto, in order to fit the Township's policy, which must be maintained in order to qualify for Government grants; and further, that the executive of the Malton Memorial Recreation Association be invited to a meeting with the General Committee to see if arrangements can be made to work out the problem of ownership

and management so that this project will fit into the Township's policy.

683. FILE 65-63 - SUBDIVISION POLICY (OCCUPANCY CLAUSE)

The Committee considered a report from the Township Engineer dated September 22 regarding a problem he has encountered in regard to the occupancy clause contained in the standard Engineering agreement.

RECOMMENDATION: That the Township Engineer be authorized to negotiate revisions to the occupancy clause contained in the standard Engineering Agreement in accordance with his report dated September 22nd, 1964.

684. FILE 279-62 - ROAD CLOSINGS, MALTON (DEPARTMENT OF TRANSPORT)

The Committee was advised that negotiations have been going on between the Property Agent for the Township and the Department of Transport for the conveyance of a small portion of the Sixth Line East and Fifth Line East, as closed by By-law #4488. At one point the Township requested compensation for these lands. In a letter dated April, 1964, from the Regional Manager of the Real Estate section of the Department of Transport, it was pointed out that the compensation for these lands was included in the payment from the Crown to the Township several years ago in the amount of $172,063., representing compensation for all of the closings in the International Airport at Malton area.

RECOMMENDATION: That the two remaining closed up portions of the Fifth Line East and the Sixth Line East be conveyed to the Department of Transport for the nominal sum of $1.00.

685. FILE 39-61 - PORT CREDIT ZONING BY-LAW #1227 (#646)

Committee was advised that the Township has received notice that the Town of Port Credit has passed a by-law #1478 to amend By-law #1227. This by-law, if approved, will provide for the regulations affecting off-street parking for apartment buildings, The Planning Board staff considered this by-law to determine whether or not it will have any effect on the Township of Toronto.

RECOMMENDATION: That the Township of Toronto receive and file the notice of application of the Town of Port Credit with reference to its by-law #1478.

686. FILE AMENDMENT #174 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

This amendment, if approved, will show in a symbolic manner, a Highway Commercial designation on certain lands at the intersection of Dixie Road and Steeles Avenue. The Committee recommended, and Council approved the application by the Sun Oil Company on the south-west corner of this intersection for a service station.

RECOMMENDATION: That the necessary by-law to adopt Amendment #174 to the Official Plan of the Township of Toronto Planning Area be passed by Council.

687. FILE REGISTERED PLAN 638 - LAWSMITH HOLDINGS LIMITED

In a memo dated September 22, 1964, the Township Engineer advised the General Committee that the maintenance period for the municipal services installed in the above registered plan is to expire on September 29, 1964, and that his Department has given final approval

to all of the municipal services and all of the requirements under the subdivision agreement have been met by the subdivider.

RECOMMENDATION: That the Corporation accept Registered Plan 638, and authorize the release of all securities still in the Corporation's possession.

688. FILE 30-60 - TOWNSHIP OFFICES AND GROUNDS (#563)

Consideration was previously given to the landscaping, parking, etc., on Confederation Square and it was decided by Council to accept the scheme for the development of this improvement as presented by Mr. Hancock. Because of the time involved in finalizing these plans, it has not been possible to proceed with these improvements so far. The Committee considered whether or not work should be commenced until the Spring of 1965.

RECOMMENDATION: The recommendation on this item is in two parts:

1) That the Township Engineer be authorized to proceed with the preparation of the details that must be worked out prior to the tenders being called; and that the work not proceed until the Spring of 1965.

2) That the Township's Chief Administrative Officer arrange for permanent parking spaces at the rear of the main office building for all members of Council.

689. FILE 279-62 - TOWNSHIP OF TORONTO QUIETING ORDER

The Committee was advised that some confusion has arisen with regard to the east boundary of the Township of Toronto. This matter has been taken up with the Department of Municipal Affairs, and Mr. R. L. Byron, Supervisor of Organization, in a letter dated September 14, stated that his department will be pleased to give any assistance

possible in assembling the requisite data required in such an application to the Ontario Municipal Board for a Quieting Order. The Department will assist in assembling the relative information in the preparation of a metes and bounds description of the boundaries of the Municipality. Even though the only boundary causing any concern at the moment is the easterly boundary, it was suggested to the Committee that similar problems could arise on any of the other boundaries in the Township.

RECOMMENDATION: That the Township of Toronto accept the offer from the Department of Municipal Affairs to assist in the preparation of an application for a Quieting Order, which will finalize the existing boundaries of the Township of Toronto.

690. FILE REGISTERED PLAN 670
FILE REGISTERED PLAN 711

The Committee was advised that Lots 25 & 26, registered plan 670 have been resubdivided and are included in Registered Plan 711 as Lots 194 & 197. These lots are therefore covered by the financial agreements registered against Plan 670 and 711. A problem exists on these two lots, in that both agreements require the payment of lot levies; but since it is not the Municipality's intension to collect levies twice on the same parcel of land, consideration was given as to how the problem could be solved.

RECOMMENDATION: That the Lots known as 194 & 197, Registered Plan 711, be release from the terms of the agreement registered against the title when they were part of Registered Plan 670, for the sum of $1.00.

NOTE: This will mean that these lots will be charged the levy in order to obtain a release from the agreement registered against the title of plan 711.

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RECOMMENDATION: That consideration of the agreement for the Malton Police Village be deferred for the present time.

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RECOMMENDATION: Whereas the report from the Planning Board, dated February 4, 1964, on Proposed Amendment #172 to the Official Plan for the Etobicoke Planning Area was adopted by Council at its meeting on February 10, 1964; Be it further resolved that the Township of Toronto support the Planning Board report regarding the impact of the proposed shopping centre on the Township of Toronto, and that the Acting Director of Planning be requested to attend the Ontario Municipal Board hearing to speak on behalf of the report.

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The above residential subdivision is being processed up to the stage ready for registration. Because this subdivision must be serviced through the Industrial Subdivision to the south, it is necessary to have the agreement for the Industrial Subdivision executed at the same time as the agreement for the Residential Subdivision. The Committee was reminded of having considered this question previously, when it was decided that Mr. McLaughlin should use the same terms of development as used for the Wharton and Lemworth Industrial Subdivisions. Two further questions were brought to the attention of the Committee for their consideration:

1) The Department of Municipal Affairs has requested that alternate access be provided to an existing road from this plan.

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With regard to Item #1, the Committee was advised that there are two possibilities of providing the alternate access:

a) a temporary access road can be constructed over property owned by Mr. McLaughlin out to Dixie Road;
b) the decision could be made now with regard to the construction of a portion of Bloor Street which would provide an alternate access to this subdivision.

During the consideration of this item, the Committee raised the question of whether or not there should be an additional permanent street access to Dixie Road from this plan, other than Bloor Street.

RECOMMENDATION: That the question of alternate access from proposed plan of subdivision T-15628 be referred to the Planning Board staff for a report on the feasibility of putting in a permanent access to

Dixie Road south of proposed Bloor Street.

694. FILE 39-64 - CONVENTIONS (CONSERVATION AUTHORITY)

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RECOMMENDATION: The recommendation on this item is in two parts:

1) That Councillors McKechnie and Vignale be authorized to attend the Conservation Conference to be held at Prudeholmes on October 14, 15 & 16, 1964; and that their financial assistance be in accordance with the Township's convention policy.

2) That whereas the financial assistance authorized by the Credit Valley Conservation Authority for the attendance of Councillors McMillan and Harrison at this convention does not equal the assistance allowed in the Township's convention policy, be it resolved that the Township of Toronto make up the difference.

695. FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY)

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RECOMMENDATION: That the Recreation Committee be authorized to dispense with the charges for the use of buildings owned by the Municipality by Guides, Brownies, Scouts & Cubs for normal meetings.

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RECOMMENDATION: The recommendation on this item is in two parts:

1) That the General Committee review the swimming pool policy for the Township of Toronto after the Commissioner of Parks and Recreation has prepared a report on this subject based on the need for swimming pools in the Township.

2) That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities.

NOTE: It is the hope of the General Committee that the report requested from the Commissioner of Parks & Recreation can be completed and ready for the Committee's consideration within the month of October.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED:

CHAIRMAN

REEVE

T 143

RESOLUTION

Act 5 SESSION 19 64 No.

MOVED BY Cuerney

SECONDED BY

Amendment, Clause 692, General Committee Report of Sept. 30/64.

Delete words "the Acting Director of Planning" in second to last line of recommendation and substitute with word "Counsel."

carried
A Rickell

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

OCTOBER 7, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Searle, Harrison, McMillan, McKechnie, Vignale, Pickell & Jenkins.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 33

ITEMS CONSIDERED:

698. **FILE OZ-29-64 - BEMGOT HOLDINGS** - This is an application requesting a change of the Zoning By-law from R1 to R2 and R3 on certain lands, being part of Registered Plan 697. Mr. Charles requested an opportunity to speak to the General Committee regarding the application and the Committee was advised that the request to appear before the General Committee was granted before it was known that the application for this change was not submitted. Because of this situation, an attempt was made to contact Mr. Charles to advise him that the appointment should be cancelled until his application is submitted and considered by the Planning Board. Since it was not possible to contact Mr. Charles, he and Mr. Sanderson attended the Committee's meeting to discuss the application. He was advised by the Chairman of the meeting, Councillor Searle, that the usual procedure for dealing with applications such as this one, should be followed and the General Committee would wait for the report from the Planning Board prior to making any decision on the request. Mr. Charles then asked the Committee

to request the Planning Board to expedite consideration of this application.

RECOMMENDATION: That the Planning Board be advised that the applicant for OZ-29-64, Bengot Holdings, is anxious to have a decision and that the Planning Board should submit its report to the General Committee at its first opportunity.

carried

699. FILE T-14495 - CHARWICK ESTATES
FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS - Mr. Elias attended the Committee's meeting to discuss the possibility of negotiating a new agreement for the remaining vacant lands in Erindale Woodlands and to include the lands owned by him in the area, namely, Charwick Estates. During the discussion on this item, Mr. Elias mentioned certain amendments to his original agreement which required some clarification before the Committee could proceed with the consideration.

RECOMMENDATION: That further consideration of this item be deferred until a complete resume of the agreements and amendments is prepared with regard to Registered Plan 550 and subsequent plans in Erindale Woodlands, at which time Mr. Elias will be invited to attend a special meeting of the Committee.

carried

700. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#609) - At the General Committee meeting on August 27, 1964, consideration was given to the acquisition of land owned by Mr. Plaxton in the area of Stavebank Road and Mineki Road. The Committee was advised that there are approximately .2 acres of land involved. Two appraisals were received on this property from G. R. Carruthers and E. A. Constam in the amounts of $4,300.00 and

$6,500.00 respectively. The Property Agent was authorized to submit an offer to Mr. Plaxton in the amount of $5,400.00. This was done. In a memo dated September 23, 1964, the Property Agent advised that Mr. Plaxton had informed him that he felt this amount was unrealistic and much too low. The Committee considered this item and decided that a site inspection would be helpful in arriving at a decision. All of the members of the Committee attended the site during the lunch hour and further consideration was given in the afternoon.

Carried

RECOMMENDATION: That the Township abandon the project.

701. FILE T-9936 - NORTH PEEL DEVELOPMENTS LIMITED - This is a sub-division located in the vicinity of McCaugherty Road and Third Line West, west of Streetsville. In a letter dated September 30, 1964, Mr. E. A. McConachie, Solicitor for the development, requested consideration of an agreement whereby the subdivider would pay the Township's share of any oversizing there might be on the proposed watermain along McCaugherty Road. He also pointed out that the Company was applying for a limited use of the Streetsville Sewage Treatment Plant. A copy of the letter was attached to the agenda.

Carried

RECOMMENDATION: That arrangements be made for Mr. McConachie to attend a General Committee meeting to discuss this matter.

702. FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY) (#695) - The Committee considered a letter dated September 30, 1964, addressed to Steve Speck from Rev. F. A. Cross. The letter raises the question which

was considered at the General Committee's meeting on September 30, 1964, insofar as the Guides and Brownies, Cubs and Scouts use of Township facilities, are concerned. It was decided that these groups should receive the use of Township facilities, free of charge. Mr. Cross requested that the use of the Malton Community Hall on Victory Crescent be granted to his Sunday School on the same basis. The Committee was advised that the Board of Education has a policy which permits the use of school buildings by churches, free of charge, for a period of two years. The Board's reason for putting this time limit on, is to encourage the church to build its own facilities.

RECOMMENDATION: The recommendation on this item is in three parts:

Carried 1. That the facilities at the Community Hall on Victory Crescent, be made available to the Sunday School of St. Hugh of Lincoln (Malton Anglican Church), free of charge, for a period of two years, commencing the first of October, 1964.

Carried 2. That the staff of the Parks and Recreation Department, submit a report to the Committee on the number of properties owned by the Township that are being used by outside organizations and how long they have been used by these organizations.

Carried 3. That the staff of the Parks and Recreation Department, submit a report giving the schedule of charges: (a) used in the arly part of 1963; (b) amended and used in the latter part of 1963 and 1964; (c) any suggested changes, that in the opinion of the staff, should be made.

703. FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. - In a letter dated September 29, 1964, a copy of which was before the Committee, the solicitor for Alka Developments requested that the Township consider the installation of the sewers, roads and other services on Venta Avenue as

a local improvement and that the cost of the same be charged as a local improvement in the usual manner.

Carried

RECOMMENDATION: That the Township Engineer consider the request in Mr. Spencer's letter and report to the General Committee.

704. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#653)

Carried

A copy of the report from the Industrial Commissioner dated October 1, 1964, setting out the transactions of the Industrial Department for the month of September, was before the Committee.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated October 1, 1964, be received and filed.

705. FILE OZ-18-64 - DONALD A. McCUAIG (CANTERRA LTD.) - This is an application requesting a change of the Zoning By-law from R3 to RCL1 to permit the use of an existing residential structure for the purpose of establishing a real estate office. The property is located on the south-west corner of Floradale Drive and Hurontario Street. The Planning Board, at its meeting on September 8, 1964, decided to defer further consideration in order that the applicant and the Director of Planning may discuss the design of the proposed alterations to the building in further detail. On September 22, 1964, the Planning Board gave further consideration to the application and decided to recommend that it be approved, subject to certain conditions. The Committee was advised that the conditions referred to are part of the Planning Board's report dated September 8, 1964, a copy of which was attached to the agenda.

RECOMMENDATION: That the application OZ-13-64, D. A. McCuaig, (Canterra Limited) be approved in principle and the executive of the home owners' association in the Floradale Drive area, be notified that further consideration will be given to the application at Council's meeting on October 26, 1964, at 7:30 p.m.

Carried

706. FILE OZ-21-64 - R. PENNINGTON (K. D. ROBB IN TRUST) - This is an application requesting a change of the Zoning By-law from R3 to RM1 and RM7D3 to permit the development of certain lands for semi-detached and apartment housing purposes. The property under consideration is located on the North Service Road, at the end of Selsey Drive, midway between Cliff Road and Cawthra Road. The Planning Board considered the application at its meeting on September 22, 1964, when it decided to recommend that the application be approved; and further, that Council be requested to hold any public meeting which may be deemed necessary in this regard.

Carried

RECOMMENDATION: That the owners of land within a radius of 300' of the property under consideration in this application, be notified of Council's intention to give consideration to the application at its meeting on October 26, 1964, at 7:30 p.m.

707. FILE 11-64 - PARKS GENERAL (MUNDEN PARK EXTENSION)(#473) - At the General Committee's meeting on June 26, 1964, consideration was given to the report from the Parks Purchase Committee. It was decided that the recommendations set out in that report, should be adopted. One of the recommendations was that the Property Agent be authorized to obtain information regarding the selling price of the 3½ acre parcel adjacent to the

Mundan Parketto, without prejudice. The Property Agent advised that he has contacted the agent acting for the owner of this property who has informed him that his client is asking $23,000.00 for what Mr. Wilkinson calls, "An irregular shaped parcel which has an area of 2.133 acres more or less, having a frontage of 190' on the North Service Road". It was further pointed out to the Committee that the only buildings on the property at the present time is a small barn or garage. Mr. Wilkinson stated that in his opinion, the asking price is somewhat excessive and that a price of approximately $17,500.00 would be more reasonable although he doubts that the owner would accept this price at this time.

Carried

RECOMMENDATION: That further consideration of this parcel of land be deferred pending an investigation by the Parks Purchase Committee of other lands in the area.

708. FILE T-16449 - K. D. ROBB IN TRUST - This is a proposed plan of subdivision located on the North Service Road, at the end of Selsey Drive, midway between Cliff Road and Cawthra Road. It is presently zoned R3 and has 15 proposed lots. The application is the subject of a previous consideration on this report under File OZ-21-64. The Planning Board considered this application at its meeting on September 22, 1964, when it recommended that the proposed plan be released for processing after Council has made its decision regarding the Zoning By-law amendments.

Carried

RECOMMENDATION: That the consideration regarding the release of this plan for processing, be deferred until Council's meeting on October 26, 1964, at 7:30 p.m. when the zoning application will be considered.

709. FILE T-14092 - MRS. PINKNEY (#662) - On August 27, 1964, the General Committee considered the Pinkney Subdivision. One of the items under consideration at that time was whether or not sidewalks could be constructed on the east side of Bexhill Road. It was decided that no decision be made with regard to the developer's comment on sidewalks until further information is obtained in the form of a report from the Township Engineer to determine: (a) the exact location of the trees along the east side of Bexhill Road; (b) the possibility of building a sidewalk on the east side of Bexhill Road without disturbing the trees. A report from the Township Engineer dated October 2, 1964, was before the Committee. It pointed out that he has investigated this problem and found that it is possible to construct a sidewalk on the east side of Bexhill Road without disturbing any of the larger trees. Some smaller trees (less than 3" in diameter) would have to be removed.

RECOMMENDATION: That sidewalks (including a sidewalk on Bexhill Road) be a requirement of this plan of subdivision.

710. FILE BY-LAW 4885 (ANTI NOISE) - The Committee considered a letter dated September 26, 1964, from Betty J. Watson in Malton complaining about parts of the anti-noise by-law. A copy of this letter was attached to the agenda along with a copy of By-law 4885.

RECOMMENDATION: That By-law 4885 be left in its present form for a period of six months; and further, that a report giving information regarding the number of complaints and kinds of complaints that the Police have had to investigate under this By-law, be obtained from the Chief of Police after six months, at which time further consideration will be given.

711. FILE 24-64 - WELFARE GENERAL (COMMITTEE ON WELFARE, SAFETY OF BUILDINGS, ETC.) (#632) -

The Committee considered the report from the Committee on Welfare and Safety of Buildings dated October 6, 1964. The entire report dealt with the James Case and the following recommendation was submitted:

That Councillor Jenkins deliver to Mr. James, the following decision of Council:

1. That the Township of Toronto expedite the steps required in order to achieve minimum standards legislation for residential houses in the Township.

2. That the trailers presently occupied by the James family will be removed, not later than April 1, 1965.

3. That because of the action of Council as set out in parts 1 and 2 above, Mr. James should take the necessary steps to provide for shelter in accordance with the terms of the proposed minimum standards legislation.

carried

RECOMMENDATION: That the recommendation from the Committee on Welfare and Safety of Buildings contained in the report dated October 6, 1964, be adopted.

712. FILE 7-64 - CLERKS GENERAL (CANADIAN NEWSPAPERS PUBLISHED IN ITALIAN) -

The Committee considered a copy of a letter addressed to Reeve Speck from the Daisons Publications Limited requesting the Township to consider taking a part in the Centennial Celebrations between October 10 and October 31, 1964. This time has been proclaimed the Centennial of Italian settlement in Canada. The Committee was advised that the Centennial issues will be a combined circulation of 50,000 newspapers distributed throughout Canada so that 500,000 Canadians of Italian origin may be made aware of

the part they and their ancestors have played in the development of our Country. At the time this item was considered, the circulation in the Township of Toronto was not known, therefore, further consideration was deferred until the figure was obtained. Later in the afternoon of the meeting, it was determined that the closest figure that could be obtained is a circulation of 11,000 between Toronto and Hamilton. There was no recommendation made on this item.

RECOMMENDATION: motion by C Jenkins refer to T.C. on Wednesday carried

713. **FILE 94-63 - CENTENNIAL PROGRAMME (TOWNSHIP OF TORONTO CENTENNIAL COMMITTEE) (#631)**

The Township of Toronto Centennial Committee presented its brief at the Committee's meeting of September 30, 1964, and it was decided to defer final consideration of this matter until October 7, 1964. Councillor Harrison, Chairman of the Centennial Committee, pointed out that the presentation had been made previously and he would attempt to answer any questions put forward by other members of the General Committee. Three suggestions were put forward, two of which were other possibilities for Centennial projects; the third being an extension of the Centennial

Committee's proposal:

1. Reeve Speck suggested the Centennial project to be the construction of swimming pools instead of libraries.

2. Deputy Reeve Murray suggested that one section of the Huron Park Community Centre be the Centennial project, thus releasing $210,000.00 from this project for use by Council for the construction of libraries as they are required.

3. Councillor Jenkins suggested that the Committee's proposal to construct branch libraries, be extended by the construction of three branch libraries at the cost of $70,000.00 each.

The proposer enlarged on each of these suggestions. A final decision was not made on this item due to a lack of time.

RECOMMENDATION:

See attached

714. FILE 4-64 - BOARD OF EDUCATION, TOWNSHIP OF TORONTO - Mr. Bradley, Chairman of the Board of Education, and Mr. Brown, Secretary, attended the Committee's meeting to discuss the question of acquisition of school sites. On March 13, 1964, a meeting was held for the purpose of discussing the same subject and in particular the report of the Board of

Education. Councillors McMillan, Vignale and Deputy Reeve Murray attended from Council; Mr. H. Murray Green and Mr. A. Bradley represented the Board of Education and the staff was represented by K. MacDiarmid, solicitor; H. J. A. Brown, secretary of the Board; Mr. G. Lummiss, Clerk; and Mr. H. Stewart, Deputy Clerk. The decision at that meeting was that the Legal Department with the assistance of the Township Engineer, the Business Administrator of the Board of Education and the Chief Administrative Officer, study the brief prepared by the Board of Education and report back to the Committee on the procedure that could be followed in putting the brief into practice; the estimated costs of services as referred to in the brief and the legal matters to be dealt with, if the proposal as set out in the brief is used. The Committee was advised that this brief had not been completed. Mr. Bradley pointed out that the Board's concern was with particular reference to the McLaughlin subdivision because it had resulted in a situation where the Board was going to have to expropriate. the property.

RECOMMENDATION: That Council's Committee on this subject, Deputy Reeve Murray; Councillors McMillan and Vignale, expedite the completion of the report by the members of the staff, the Township Solicitor, the Township Engineer, the Business Administrator of the Board of Education and the Chief Administrative Officer, and submit the report back to the General Committee.

The following items were not dealt with due to a lack of time:

FILE 11-64 - Parks General (Wells Property)

FILE 25-64 - Works General (City Control Surveys)

FILE 7-64 - CLerK's General (Application for Legislation Respecting Use of Metropolitan Boundary Roads for Transit Purposes)

FILE Registered Plan 683 - Cedar Glen Subdivision (Oldershaw)

FILE 120-64 - Drainage General (Dundas & Dixie Roads)

FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

FILE T-15628 - Burnhamdale Woods

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED:

Greenway
REEVE

R K Harrison
CHAIRMAN

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

OCTOBER 7, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Searle, Harrison, McMillan, McKechnie, Vignale, Pickell & Jenkins.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 33

ITEMS CONSIDERED:

698. **FILE OZ-29-64 - BENGOT HOLDINGS** - This is an application requesting a change of the Zoning By-law from R1 to R2 and R3 on certain lands, being part of Registered Plan 697. Mr. Charles requested an opportunity to speak to the General Committee regarding the application and the Committee was advised that the request to appear before the General Committee was granted before it was known that the application for this change was not submitted. Because of this situation, an attempt was made to contact Mr. Charles to advise him that the appointment should be cancelled until his application is submitted and considered by the Planning Board. Since it was not possible to contact Mr. Charles, he and Mr. Sanderson attended the Committee's meeting to discuss the application. He was advised by the Chairman of the meeting, Councillor Searle, that the usual procedure for dealing with applications such as this one, should be followed and the General Committee would wait for the report from the Planning Board prior to making any decision on the request. Mr. Charles then asked the Committee

to request the Planning Board to expedite consideration of this application.

RECOMMENDATION: That the Planning Board be advised that the applicant for OZ-29-64, Bengot Holdings, is anxious to have a decision and that the Planning Board should submit its report to the General Committee at its first opportunity.

carried

699. FILE T-14495 - CHARWICK ESTATES
FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS - Mr. Elias attended the Committee's meeting to discuss the possibility of negotiating a new agreement for the remaining vacant lands in Erindale Woodlands and to include the lands owned by him in the area, namely, Charwick Estates. During the discussion on this item, Mr. Elias mentioned certain amendments to his original agreement which required some clarification before the Committee could proceed with the consideration.

RECOMMENDATION: That further consideration of this item be deferred until a complete resume of the agreements and amendments is prepared with regard to Registered Plan 550 and subsequent plans in Erindale Woodlands, at which time Mr. Elias will be invited to attend a special meeting of the Committee.

carried

700. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#609) - At the General Committee meeting on August 27, 1964, consideration was given to the acquisition of land owned by Mr. Plaxton in the area of Stavebank Road and Minaki Road. The Committee was advised that there are approximately 3.2 acres of land involved. Two appraisals were received on this property from G. R. Carruthers and E. A. Constam in the amounts of $4,300.00 and

$6,500.00 respectively. The Property Agent was authorized to submit an offer to Mr. Plaxton in the amount of $5,400.00. This was done. In a memo dated September 23, 1964, the Property Agent advised that Mr. Plaxton had informed him that he felt this amount was unrealistic and much too low. The Committee considered this item and decided that a site inspection would be helpful in arriving at a decision. All of the members of the Committee attended the site during the lunch hour and further consideration was given in the afternoon.

Carried

RECOMMENDATION: That the Township abandon the project.

701. FILE T-9936 - NORTH PEEL DEVELOPMENTS LIMITED - This is a subdivision located in the vicinity of McCaugherty Road and Third Line West, west of Streetsville. In a letter dated September 30, 1964, Mr. E. A. McConachie, Solicitor for the development, requested consideration of an agreement whereby the subdivider would pay the Township's share of any oversizing there might be on the proposed watermain along McCaugherty Road. He also pointed out that the Company was applying for a limited use of the Streetsville Sewage Treatment Plant. A copy of the letter was attached to the agenda.

Carried

RECOMMENDATION: That arrangements be made for Mr. McConachie to attend a General Committee meeting to discuss this matter.

702. FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY) (#695) - The Committee considered a letter dated September 30, 1964, addressed to Reeve Speck from Rev. F. A. Cross. The letter raises the question which

was considered at the General Committee's meeting on September 30, 1964, insofar as the Guides and Brownies, Cubs and Scouts use of Township facilities, are concerned. It was decided that these groups should receive the use of Township facilities, free of charge. Mr. Cross requested that the use of the Malton Community Hall on Victory Crescent be granted to his Sunday School on the same basis. The Committee was advised that the Board of Education has a policy which permits the use of school buildings by churches, free of charge, for a period of two years. The Board's reason for putting this time limit on, is to encourage the church to build its own facilities.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the facilities at the Community Hall on Victory Crescent, be made available to the Sunday School of St. Hugh of Lincoln (Malton Anglican Church), free of charge, for a period of two years, commencing the first of October, 1964. Carried

2. That the staff of the Parks and Recreation Department, submit a report to the Committee on the number of properties owned by the Township that are being used by outside organizations and how long they have been used by these organizations. Carried

3. That the staff of the Parks and Recreation Department, submit a report giving the schedule of charges: (a) used in the arly part of 1963; (b) amended and used in the latter part of 1963 and 1964; (c) any suggested changes, that in the opinion of the staff, should be made. Carried

703. FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. - In a letter dated September 29, 1964, a copy of which was before the Committee, the solicitor for Alka Developments requested that the Township consider the installation of the sewers, roads and other services on Venta Avenue as

a local improvement and that the cost of the same be charged as a local improvement in the usual manner.

Carried

RECOMMENDATION: That the Township Engineer consider the request in Mr. Spencer's letter and report to the General Committee.

704. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#653)

Carried

A copy of the report from the Industrial Commissioner dated October 1, 1964, setting out the transactions of the Industrial Department for the month of September, was before the Committee.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated October 1, 1964, be received and filed.

705. FILE OZ-18-64 - DONALD A. McCUAIG (CANTERRA LTD.) - This is an application requesting a change of the Zoning By-law from R3 to RCL1 to permit the use of an existing residential structure for the purpose of establishing a real estate office. The property is located on the south-west corner of Floradale Drive and Hurontario Street. The Planning Board, at its meeting on September 8, 1964, decided to defer further consideration in order that the applicant and the Director of Planning may discuss the design of the proposed alterations to the building in further detail. On September 22, 1964, the Planning Board gave further consideration to the application and decided to recommend that it be approved, subject to certain conditions. The Committee was advised that the conditions referred to are part of the Planning Board's report dated September 8, 1964, a copy of which was attached to the agenda.

carried

RECOMMENDATION: That the application OZ-18-64, D. A. McCuaig, (Canterra Limited) be approved in principle and the executive of the home owners' association in the Floredale Drive area, be notified that further consideration will be given to the application at Council's meeting on October 26, 1964, at 7:30 p.m.

706. FILE OZ-21-64 - R. PENNINGTON (K. D. ROBB IN TRUST) - This is an application requesting a change of the Zoning By-law from R3 to RM1 and RM7D3 to permit the development of certain lands for semi-detached and apartment housing purposes. The property under consideration is located on the North Service Road, at the end of Selsey Drive, midway between Cliff Road and Cawthra Road. The Planning Board considered the application at its meeting on September 22, 1964, when it decided to recommend that the application be approved; and further, that Council be requested to hold any public meeting which may be deemed necessary in this regard.

carried

RECOMMENDATION: That the owners of land within a radius of 300' of the property under consideration in this application, be notified of Council's intention to give consideration to the application at its meeting on October 26, 1964, at 7:30 p.m.

707. FILE 11-64 - PARKS GENERAL (MUNDEN PARK EXTENSION)(#475) - At the General Committee's meeting on June 26, 1964, consideration was given to the report from the Parks Purchase Committee. It was decided that the recommendations set out in that report, should be adopted. One of the recommendations was that the Property Agent be authorized to obtain information regarding the selling price of the 3½ acre parcel adjacent to the

Hunden Parkette, without prejudice. The Property Agent advised that he has contacted the agent acting for the owner of this property who has informed him that his client is asking $23,000.00 for what Mr. Wilkinson calls, "An irregular shaped parcel which has an area of 2.183 acres more or less, having a frontage of 190' on the North Service Road". It was further pointed out to the Committee that the only buildings on the property at the present time is a small barn or garage. Mr. Wilkinson stated that in his opinion, the asking price is somewhat excessive and that a price of approximately $17,500.00 would be more reasonable although he doubts that the owner would accept this price at this time.

Carried

RECOMMENDATION: That further consideration of this parcel of land be deferred pending an investigation by the Parks Purchase Committee of other lands in the area.

708. FILE T-16449 - K. D. MOBB IN TRUST - This is a proposed plan of subdivision located on the North Service Road, at the end of Selsey Drive, midway between Cliff Road and Cawthra Road. It is presently zoned R3 and has 15 proposed lots. The application is the subject of a previous consideration on this report under File OZ-21-64. The Planning Board considered this application at its meeting on September 22, 1964, when it recommended that the proposed plan be released for processing after Council has made its decision regarding the Zoning By-law amendments.

Carried

RECOMMENDATION: That the consideration regarding the release of this plan for processing, be deferred until Council's meeting on October 26, 1964, at 7:30 p.m. when the zoning application will be considered.

709. FILE T-14092 - MRS. PINKNEY (#662) - On August 27, 1964, the General Committee considered the Pinkney Subdivision. One of the items under consideration at that time was whether or not sidewalks could be constructed on the east side of Bexhill Road. It was decided that no decision be made with regard to the developer's comment on sidewalks until further information is obtained in the form of a report from the Township Engineer to determine: (a) the exact location of the trees along the east side of Bexhill Road; (b) the possibility of building a sidewalk on the east side of Bexhill Road without disturbing the trees. A report from the Township Engineer dated October 2, 1964, was before the Committee. It pointed out that he has investigated this problem and found that it is possible to construct a sidewalk on the east side of Bexhill Road without disturbing any of the larger trees. Some smaller trees (less than 3" in diameter) would have to be removed.

Carried

RECOMMENDATION: That sidewalks (including a sidewalk on Bexhill Road) be a requirement of this plan of subdivision.

File # 268-61

710. FILE BY-LAW 4885 (ANTI NOISE) - The Committee considered a letter dated September 26, 1964, from Betty J. Watson in Malton complaining about parts of the anti-noise by-law. A copy of this letter was attached to the agenda along with a copy of By-law 4885.

Amended

RECOMMENDATION: That By-law 4885 be left in its present form for a period of six months; and further, that a report giving information regarding the number of complaints and kinds of complaints that the Police have had to investigate under this By-law, be obtained from the Chief of Police after six months, at which time further consideration will be given.

711. FILE 24-64 - WELFARE GENERAL (COMMITTEE ON WELFARE, SAFETY OF BUILDINGS, ETC.) (#632) -

The Committee considered the report from the Committee on Welfare and Safety of Buildings dated October 6, 1964. The entire report dealt with the James Case and the following recommendation was submitted:

That Councillor Jenkins deliver to Mr. James, the following decision of Council:

1. That the Township of Toronto expedite the steps required in order to achieve minimum standards legislation for residential houses in the Township.

2. That the trailers presently occupied by the James family will be removed, not later than April 1, 1965.

3. That because of the action of Council as set out in parts 1 and 2 above, Mr. James should take the necessary steps to provide for shelter in accordance with the terms of the proposed minimum standards legislation.

carried

RECOMMENDATION: That the recommendation from the Committee on Welfare and Safety of Buildings contained in the report dated October 6, 1964, be adopted.

712. FILE 7-64 - CLERKS GENERAL (CANADIAN NEWSPAPERS PUBLISHED IN ITALIAN) -

The Committee considered a copy of a letter addressed to Reeve Speck from the Daisons Publications Limited requesting the Township to consider taking a part in the Centennial Celebrations between October 10 and October 31, 1964. This time has been proclaimed the Centennial of Italian settlement in Canada. The Committee was advised that the Centennial issues will be a combined circulation of 50,000 newspapers distributed throughout Canada so that 500,000 Canadians of Italian origin may be made aware of

the part they and their ancestors have played in the development of our Country. At the time this item was considered, the circulation in the Township of Toronto was not known, therefore, further consideration was deferred until the figure was obtained. Later in the afternoon of the meeting, it was determined that the closest figure that could be obtained is a circulation of 11,000 between Toronto and Hamilton. There was no recommendation made on this item.

RECOMMENDATION: motion by C Jenkins refer to F/C on Wednesday carried

713. FILE 94-63 - CENTENNIAL PROGRAMME (TOWNSHIP OF TORONTO CENTENNIAL COMMITTEE) (#681)

The Township of Toronto Centennial Committee presented its brief at the Committee's meeting of September 30, 1964, and it was decided to defer final consideration of this matter until October 7, 1964. Councillor Harrison, Chairman of the Centennial Committee, pointed out that the presentation had been made previously and he would attempt to answer any questions put forward by other members of the General Committee. Three suggestions were put forward, two of which were other possibilities for Centennial projects; the third being an extension of the Centennial

Committee's proposal:

1. Reeve Speck suggested the Centennial project to be the construction of swimming pools instead of libraries.

2. Deputy Reeve Murray suggested that one section of the Huron Park Community Centre be the Centennial project, thus releasing $210,000.00 from this project for use by Council for the construction of libraries as they are required.

3. Councillor Jenkins suggested that the Committee's proposal to construct branch libraries, be extended by the construction of three branch libraries at the cost of $70,000.00 each.

The proposer enlarged on each of these suggestions. A final decision was not made on this item due to a lack of time.

RECOMMENDATION:

See attached.

714. FILE 4-64 - BOARD OF EDUCATION, TOWNSHIP OF TORONTO - Mr. Bradley, Chairman of the Board of Education, and Mr. Brown, Secretary, attended the Committee's meeting to discuss the question of acquisition of school sites. On March 13, 1964, a meeting was held for the purpose of discussing the same subject and in particular the report of the Board of

Education. Councillors McMillan, Vignale and Deputy Reeve Murray attended from Council; Mr. H. Murray Green and Mr. A. Bradley represented the Board of Education and the staff was represented by K. MacDiarmid, solicitor; H. J. A. Brown, secretary of the Board; Mr. G. Lummiss, Clerk; and Mr. H. Stewart, Deputy Clerk. The decision at that meeting was that the Legal Department with the assistance of the Township Engineer, the Business Administrator of the Board of Education and the Chief Administrative Officer, study the brief prepared by the Board of Education and report back to the Committee on the procedure that could be followed in putting the brief into practice; the estimated costs of services as referred to in the brief and the legal matters to be dealt with, if the proposal as set out in the brief is used. The Committee was advised that this brief had not been completed. Mr. Bradley pointed out that the Board's concern was with particular reference to the McLaughlin subdivision because it had resulted in a situation where the Board was going to have to expropriate the property.

RECOMMENDATION: That Council's Committee on this subject, Deputy Reeve Murray; Councillors McMillan and Vignale, expedite the completion of the report by the members of the staff, the Township Solicitor, the Township Engineer, the Business Administrator of the Board of Education and the Chief Administrative Officer, and submit the report back to the General Committee.

The following items were not dealt with due to a lack of time:

FILE 11-64 - Parks General (Wells Property)

FILE 25-64 - Works General (City Control Surveys)

FILE 7-64 - CLERK's General (Application for Legislation Respecting Use of Metropolitan Boundary Roads for Transit Purposes)

FILE Registered Plan 683 - Cedar Glen Subdivision (Oldershaw)

FILE 120-64 - Drainage General (Dundas & Dixie Roads)

FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

FILE T-15628 - Burnhamdale Woods

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED:

Greenway
REEVE

R F Harrison
CHAIRMAN

T 143

RESOLUTION

Oct 19 SESSION 19 64 No.

MOVED BY E Dennison

SECONDED BY

Amendment. Clause 710 General Committee Report of Aug 7/64.

"That this clause be referred back to General Committee for re-consideration.

Carried
RF Harrison

T 143

RESOLUTION

Oct 19 SESSION 19 64 No.

MOVED BY C D Jenkins

SECONDED BY

Rec. Clause 713, Annual Committee Report of Oct 7/64.

That the Centennial Committee recommendation to construct three (3) branch libraries at a cost of $70,000 each, be adopted.

Carried
R K Harrison

Cooksville, Ontario,
October 9, 1964.

Minutes of a special meeting of the Council of the Township of Toronto held in the Committee Room on October 9, 1964, commencing at 10:00 a.m. Those present: Reeve Speck, Deputy-Reeve Murray; Councillors Vignale, McKechnie, Jenkins, McMillan, Searle and Pickell. Staff present: M. D.Henderson, H. Stewart, H. Petschar. Special Counsel: Mr. B. McKinnon.

ITEM CONSIDERED

FILE 124-63 - SHERWAY SHOPPING CENTRE - Reeve Speck informed those present that the meeting had been called to clarify the instructions to Mr. McKinnon who will be appearing for the Township of Toronto at the Ontario Municipal Board hearing on the Sherway Shopping Centre application. The resolution from the General Committee report of September 9, 1964, was read to the meeting, and copies of the Township of Toronto Planning Board Report dated February 4, 1964, were passed out and parts of it were read. Reeve Speck pointed out that it was his understanding that the pertinent points of this report were to be taken and supported at the Ontario Municipal Board by Mr. McKinnon in opposition to the application by Sherway. Councillor Searle stated that he was not clear as to why this meeting was called because it was his understanding that the whole situation was clear at Council's meeting on October 5, when the Township's Chief Administrative Officer was authorized to retain special Counsel for the purpose of this hearing. Deputy-Reeve Murray suggested that one of the reasons for calling the meeting was that the Chief Administrative Officer was not present at the Council meeting when the authorization was given and he may need some clarification. Mr. Murray was of the opinion that it would not be wise for the Township to join forces with the merchants to oppose the shopping centre, except insofar as the location is concerned because, according to the studies carried out, this Township is of the opinion that if a shopping centre is to be built it should be in the vicinity of Highway #10 and Burnhamthorpe Road. He did not want the Township to mislead the merchants into believing that if the shopping centre proposal is moved to the more desirable location, at Highway #10 and Burnhamthorpe Road, that the Township had decided to oppose it. He further

commented on the fact that the Metropolitan Toronto Planning Board had neglected to carry out its responsibilities insofar as the proper geographic location of the shopping centre is concerned, and the economic effect on the surrounding municipalities. Councillor Searle commented that at Council's meeting when Mr. Chappell, Counsel for the merchants, attended, he had pointed out, in reply to a question regarding the location of the shopping centre, that he could not see how the merchants could object if the shopping centre were located in the vicinity of Highway #10 and Burnhamthorpe Road. Mr. Searle suggested that the Township's case at the O.M.B. should be a separate presentation and not combined with any of the other opposing forces and he later qualified his remarks by stating that if any information is available out of the preparation for the other groups opposing the application that would be of assistance to the municipality, it should be used. Mr. McKinnon mentioned the Planning Board Study and the reference in the study to this being a regional shopping centre and he, too, commented on the neglect by the Metropolitan Toronto Planning Board to consider the regional economics and planning aspects of the application. He informed Council that he had no intention of a joint submission with any other group opposing the application, but that Counsel for the merchants had a great deal of material that might be of assistance to the municipality and that he would be getting copies of this material in order to determine whether or not he could use it. He informed Council that some of the arguments put forward by the other groups in opposition could be supported by the Township and that he would be silent on other points of opposition put forward by them. Councillor Searle commented that the merchants' objection would be mainly based on the loss of revenue, up to the point of possible bankruptcy; whereas, the Township would be objecting from the point of view of bad planning and the loss of taxes in the Township of Toronto because the future development and expansion of Sherway Shopping Centre depends on the residential development in the Township of Toronto and municipalities west of Etobicoke. Reeve Speck cautioned the Council on putting forward a case that would object to the point where the Township of Toronto could not agree to a similar proposal in the area of Highway #10 and Burnhamthorpe Road. Councillor Jenkins asked if the Planning Boards or the

Planning Staff of surrounding areas were asked to attend discussions with the Metropolitan Toronto Planning Board on this subject. Mr. Petschar, the Acting Director of Planning, pointed out that the Township Planning Board or its staff was not invited to attend Planning Board meetings but in the usual manner the Township was asked for its comments by the Department of Municipal Affairs. Councillor Pickell inquired as to whether the Township of Toronto was represented on the Metropolitan Toronto Planning Board and if the representative had an opportunity to consider the application and support the Township in its opposition to it. Reeve Speck pointed out that he was the representative for the west area and that he had presented the Planning Board's report and stated that the Township was opposing the application for the reasons set out in the report, and the further reasons as contained in Council resolutions regarding the construction of roads. Deputy-Reeve Murray stated that he was of the understanding that the Township's representative on the Metropolitan Toronto Planning Board had voted against the application. There was no objection to the outline given by Mr. McKinnon of his approach to this case and Reeve Speck inquired as to whether there were any other points that require clarification before the discussion on this item closed. No questions were raised.

RESOLUTIONS

Moved by: C. D. JENKINS
Seconded by: R. K. MCMILLAN

#205

AND RESOLVED THAT an application be made to the Ontario Municipal Board for the approval of a capital expenditure in the amount of $1,000,000.00 for the construction of the Burnhamthorpe Reservoir, said debt to be self-liquidating, being recoverable from water rates charged to water users by The Public Utilities Commission.

CARRIED.

The meeting was adjourned at 11:00 a.m.

_____ Reeve

_____ Clerk

Cooksville, Ontario,
October 5, 1964,

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Reeve Speck (who arrived a few minutes late), Deputy-Reeve Murray; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, C. A. Pickell and R. A. Searle. The meeting was opened by Acting-Reeve Murray.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, and M. D. Henderson, Treasurer and Chief Administrative Officer.

Minutes of meeting held on September 28th, were adopted as read.

DEPUTATIONS

RE: FILE 124-63 - SHERWAY SHOPPING CENTRE

Mr. H. G. Chappell, Solicitor, appeared on behalf of the merchants in Dixie and Applewood Shopping Plazas, as well as some other merchants in Toronto Township. He pointed out that the approval of Sherway will injure all and destroy many of the merchants in the Township of Toronto and will also cause further harm to these merchants through damage to the Township as a whole. The main issues of Mr. Chappell's submission are contained in his letter dated September 29, 1964, a copy of which is attached to these minutes. Mr. Chappell elaborated on points set out in his letter. He stated that according to Mr. Smith, Retail Economist Consultant, T. Eaton Company, the shopping area will extend 4½ miles east to the Humber and 20 miles west to include Oakville and Brampton, which means that 84% of the area is west of Etobicoke. Sherway would provide more than 60% of the total/floor shoppers' goods retail space required for the whole shopping area within these boundaries, and at the end of stage 2 of their proposed development this would increase to about 86%. Mr. Chappell further pointed out that the Queen Elizabeth Highway is the main artery (and perhaps the life-line) for the many commuters within the Township of Toronto. He feels there is no excuse for this tremendous development to locate at such a busy intersection but rather that they should locate in an open area in the

centre of the area they hope to serve, after proper land use has been planned, with proper road patterns, etc. He suggested that re-zoning industrial land to accommodate this commercial enterprise is giving one person a very unfair advantage. When asked by Reeve Speck if the merchants were objecting to a shopping centre in Etobicoke or objecting to a shopping centre, Mr. Chappell replied that they were objecting to Sherway in this location because it is in the heart of an area well serviced by retail outlets and because of the harm it would do the Township as well as the merchants.

Mr. Chappell requested that the General Committee recommendation be amended to engage Counsel to represent the Township before the Municipal Board.

MR. J. R. SHIFF, appeared on behalf of the owners of the Applewood Shopping Centre to express opposition to the establishment of the Sherway Centre where it is proposed to locate and stated that he would be appearing before the Ontario Municipal Board in this respect. He stated that he was in agreement with Mr. Chappell's remarks and the suggestion that the Township be represented by Counsel at the O.M.B. hearing.

This matter was dealt with in the General Committee Report of September 30, 1964.

COMMUNICATIONS

Chappell, Walsh & Davidson - Letter from H. G. Chappell setting out objections to Etobicoke's proposed Amendment #172 to the Official Plan of Etobicoke to permit the location of Sherway Shopping Centre at the intersection of No. 27 Highway and the Queen Elizabeth Way. Letter to be received. Mr. Chappell appeared before Council at this meeting.

Mrs. Betty Watson - Letter setting out objections to Township of Toronto By-law #4885 being a by-law with respect to noise. Letter to be received. This by-law was referred to General Committee for re-consideration.

Peel County Health Unit - letter advising that the private sewage disposal system for the Shell Oil Company Service Station, South Sheridan Way & Indian Road has been installed in accordance with proposed and submitted plans and specifications. Letter to be received.

Township of Toronto Assessment Department - report on Section 53 Assessment for the year to date, with comparative figures for the year 1963. To be received.

Mrs. D. A. Smith, Clarkson Whiteoaks Girl Guides - letter of thanks for financial assistance in connection with trip to Mexico Guide Jamboree. Letter to be received and filed.

COMMITTEE REPORTS

On motion by Reeve Speck, Council moved into committee for presentation of Committee reports; Councillor Pickell in the chair. At this time Acting-Reeve Murray vacated the Chair and Reeve Speck presided over the remainder of the meeting.

GENERAL COMMITTEE REPORT DATED SEPTEMBER 30, 1964.

RE: ITEM #680 - FILE T-15798 - G. J. FREEMAN - A recorded vote was requested by Reeve Speck, with the following results:

Those in favour of the recommendation	Those opposed
Councillor Vignale	Deputy-Reeve Murray
" Harrison	Reeve Speck
" Searle	Councillor Pickell
" McMillan	

CARRIED 4-3

NOTE: Councillor Jenkins was absent from the Council Chambers when the above vote was taken.

RE: ITEM #692 - Sherway Shopping Centre (Amendment #172 to the Official Plan of the Township of Etobicoke

The following amendment was proposed for the recommendation on this item:

"WHEREAS the report from the Planning Board, dated February 4, 1964, on Proposed Amendment #172 to the Official Plan for the Etobicoke Planning Area was adopted by Council at its meeting on February 10, 1964; BE IT FURTHER RESOLVED that the Township of Toronto support the Planning Board report regarding the impact of the proposed shopping centre on the Township of Toronto, and that Counsel be requested to attend the Ontario Municipal Board hearing to speak on behalf of the report."

In speaking to the amendment, Councillor Searle stated that the Township of Toronto must oppose this proposal as poor planning and that it is not in its right location, and on the basis of economic impact not only on the merchants, but on the Township as a whole.

Deputy-Reeve Murray stated that in supporting the amendment to engage Counsel for this hearing did not mean that he felt the Acting-Planning Director was not competent, but merely that he felt the Township should have legal Counsel to attend before the Ontario Municipal Board.

Reeve Speck expressed the opinion, that it should be possible to prove Sherway is planned in the wrong location.

Councillor Harrison pointed out that Council would undoubtedly give explicit directions to Counsel as to their wishes in this matter.

NOTE: Councillor Vignale claimed conflict of interest and abstained from all discussion and voting on this item.

The amendment as set out above, was voted on and carried.

The balance of the report was adopted as presented and a copy of same is attached to these minutes.

A motion for recess was made at 3:00 p.m. and the meeting reconvened at 3:20 p.m.

UNFINISHED BUSINESS

RE: CHARGES TO NON-PROFIT ORGANIZATIONS FOR USE OF TOWNSHIP PROPERTY - Reeve Speck advised Council that he had received a letter with respect to charges made for the use of Malton Community Hall for Sunday School classes. This matter was referred to General Committee for consideration.

RE: PURCHASE OF KAZDAN PROPERTY FOR EXTENSION OF MARTIN'S PARK - The Clerk advised Councillor Vignale that he had requested the Parks Department and Property Agent to have this matter finalized as quickly as possible.

RE: TRAFFIC SIGNALS INTERSECTIONS OF THE DUNDAS HIGHWAY WITH HURONTARIO STREET, DIXIE ROAD AND WHARTON WAY

Councillor Jenkins asked concerning the progress with the Department of Highways to have some change made in the lights at these intersections to alleviate the situation caused through left turns. The Clerk was requested to consult with the Township Engineer and endeavour to work this matter out with the Department of Highways as quickly as possible.

RE: TOWN STATUS - Deputy-Reeve Murray advised that he was presenting a motion to set up a committee to investigate the advantages and disadvantages of the Township seeking to attain Town Status. He stated that he felt this matter was urgent in view of the fact that the Goldenberg Commission Report will be released in January of 1965, and depending on the recommendations in this report, the Township should be prepared to proceed if it is considered advantageous to do so.

Councillor Searle expressed the feeling that the Township of Toronto should have something definite on what they intend to do before the report is published.

BY-LAWS

A By-law to adopt Amendment #172 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4929.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the Municipal Highway System of the Township of Toronto (part of Lot 10, Range 2, Credit Indian Reserve - Indian Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4930.

A By-law to authorize execution of an agreement for construction of a sanitary sewer in the Township of Toronto (P. N. 20-60D(II) - along Cooksville Creek and on Dundas St.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4931.

By-law Number 4873 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $359,000.00 for Public School Purposes of the Board of Education of the Township of Toronto (Marvin Heights School and Site; Extension Silverthorn School site and completion of Board offices) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $359,000.00 pending the issue and sale of debentures (Re By-law #4873) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4932.

A By-law to authorize the temporary borrowing of $2,100.00 pending the issue and sale of debentures (Re Paisley Blvd. Sidewalk) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4933.

A By-law to authorize the Reeve and the Clerk to execute a Deed of Land (to Waco Construction Company Limited for $18,153.00) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4934.

MOTIONS

Moved by: C. A. Pickell #199
Seconded by: R. K. McMillan

AND RESOLVED that General Committee Report dated September 30, 1964, be adopted as amended in item #692.

CARRIED

Moved by: Charles D. Jenkins #200
Seconded by: R. K. Harrison

AND RESOLVED that the Ontario Department of Highways be petitioned for the interim payment of the Statutory grant under the Highway Improvement Act on road expenditures January 1st, 1964 to September 30th, 1964, totalling $1,182,331,84 under by-laws #4718 and #4786.

CARRIED

Moved by: R. K. McMillan #201
Seconded by: C. M. Murray

AND RESOLVED that By-law Number 4885 being a by-law respecting noises be referred back to the General Committee for further reconsideration.

CARRIED

Moved by: Charles D. Jenkins #202
Seconded by: R. K. Harrison

AND RESOLVED that the tender for the Township of Toronto's salt requirements for the 1964-65 winter season, be awarded to Canadian Salt Company in the amount of $11.95 per ton delivered to our works yard and $11.25 per ton

loaded on Township vehicles at the Clarkson Depot, this being the lowest tender received.

CARRIED

Moved by: C. M. Murray #203
Seconded by: R. A. Searle

WHEREAS the Township of Toronto has been developing and will continue to develop at a greatly accelerated pace;

AND WHEREAS because of this rapid growth, it may be expedient for The Township of Toronto to attain Town Status;

THEREFORE BE IT RESOLVED that the Reeve appoint a committee to investigate the advantages and disadvantages of the Township attaining Town Status and report its findings to Council so that it may make a decision on this matter.

CARRIED

Moved by: R. K. McMillan #204
Seconded by: C. M. Murray

AND RESOLVED that accounts paid by the Treasurer for August, 1964, as follows be approved:

General	$647,837.78
Roads	104,851.40
Welfare	7,590.91
Payroll	199,135.72

CARRIED

FORTHCOMING MEETINGS

Monday October 5 - Benefit night for injured lacrosse player at Maple Leaf Gardens. Those wishing to attend contact Mr. Love in Recreation Department.

Tuesday October 6 - Planning Board
7:30 p.m.

Wednesday October 7- General Committee
9:30 a.m.

Monday October 19 -Council meeting
1:30 p.m.

October 7 at 3:30 p.m. - open house at H. M. Record Services Ltd, Erindale Station Road.
October 7, 8, 9 and 10 - Ploughing Match at Peterborough.

RE: COUNCIL AND GENERAL COMMITTEE MEETINGS - Mr. Henderson was asked to prepare a schedule for Council and General Committee meetings.

A motion for adjournment was made at 3:50 p.m.

Reeve

Clerk

Cooksville, Ontario,
October 19, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Acting Reeve C. M. Murray; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, F. J. McKechnie, C. A. Pickell and R. A. Searle. In the absence of Reeve Speck, Acting Reeve Murray presided.

The following members of Staff were present: E. Bodnar, Deputy-Township Engineer, K. H. MacDiarmid, Solicitor, and M. D. Henderson, Chief Administrative Officer.

Minutes of Council meeting held on October 5th, were adopted as read.

COMMUNICATIONS

The Ontario Municipal Board - Order No. N. 995-60 re application by the Trustees of the Police Village of Malton for erection to a Village. To be received and filed.

E. A. Bezeau - Transcript of Oral Decision of Ontario Municipal Board re application by the Trustees of the Police Village of Malton for erection to a Village. This material was referred to General Committee for consideration.

Department of Lands and Forests - Letter recommending that the Township of Toronto withhold the issuance of Township hunting licences until the end of the pheasant season on November 7th. Letter to be received andfiled.

Saint Catherine of Siena Parish - Invitation from Rev. J. Chiaro to Council Members to attend a reception in honour of Father D. Zanon who is leaving for New York. To be received and filed.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee Reports; Councillor Harrison in the Chair.

GENERAL COMMITTEE REPORT DATED OCTOBER 7, 1964 - ITEM #710 - BY-LAW 4885

In considering the recommendation regarding By-law 4885, being a by-law respecting noises, it was felt that it should be reconsidered. It was, therefore, referred to General Committee. File - 56-61

ITEM #712 - FILE 7-64 - CLERKS GENERAL (CANADIAN NEWSPAPERS PUBLISHED IN ITALIAN)

There was no recommendation by general committee for this item. A verbal motion was made by Councillor Jenkins to refer the matter to General Committee for a decision.

ITEM #713 - FILE 94-63 - CENTENNIAL PROGRAMME (TOWNSHIP OF TORONTO CENTENNIAL COMMITTEE)

The recommendation for this item was made by Council as follows:

'That the Centennial Committee's recommendation to construct three (3) Branch Libraries at a cost of $70,000.00 each, be adopted."

A copy of this report and the amendments thereto, are attached to these minutes.

UNFINISHED BUSINESS

RE: WALKWAY RIDGEWOOD SUBDIVISION - Councillor McKechnie pointed out that much work in connection with this walkway, such as moving of fences, etc., has not been completed. He asked that this matter be referred to General Committee to see what action might be taken for maintenance of the Township property abutting the walkway.

RE: AIRPORT ROAD SIDEWALK - Councillor McKechnie advised that this walkway was left in a very unsatisfactory condition following road work done by the County of Peel. He also pointed out that the Sidewalk Committee had reviewed the situation and had placed it on a priority basis. The Township Engineering Department feels it is the responsibility of the County. Mr. McKechnie asked if it might be possible to put in a proper standard walkway or sidewalk in this location. This matter was referred to General Committee.

BY-LAWS

A By-law to prohibit the discharge of firearms and other types of guns in a defined area of the Township of Toronto, to regulate the discharge of firearms and other types of guns in the remainder of the Township and to repeal by-law Number 1659, was read a first, second and third times, finally passed, signed

by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4935.

A By-law to regulate the issuing of Township Hunting Licences was read a first and second times and numbered 4936.

A By-law to authorize the execution of an agreement between United Lands Corporation Limited and the Corporation of the Township of Toronto regarding connection to a storm sewer (Block B, R.P. 627) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4937.

By-law Number 4904, being a by-law to accept Grant of Easement (Carole Johnson - Part Lot 6, R.P. 457) was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to expropriate certain lands for municipal purposes (Part Lot 10, Range II, S.D.S., for park extension) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4938.

A By-law to repeal By-law Number 4756 was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4939.

A By-law to amend By-law Number 2273 as amended, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4940. (Re Section 20, By-law 2273)

A By-law to amend By-law Number 2813 as amended (re section 24) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4941.

A By-law to authorize execution of an agreement for construction of a sanitary trunk sewer in the Township of Toronto (P. N. 67-63 - Dixie Road) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4942.

By-law Number 4927 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $117,100.00 of which $107,400.00 is to be debentured was read a third time, finally passed, signed by the Acting Reeve and the Clerk and the Corporate Seal attached thereto.

By-law Number 4926 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $40,000.00 for sanitary sewer construction in the Township of Toronto (on easement from Sharlyn Rd. to Bloor St.) was read a third time, finally passed, signed by the Acting Reeve and the Clerk, and the Corporate seal attached thereto.

A By-law to authorize the temporary borrowing of $157,100.00 pending the issue and sale of debentures (By-law 4927 and 4926) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4943.

A By-law to establish certain lands as parts of municipal highways was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4944. (Larchview Trail and Orchard Haven Ridge)

A By-law to adopt Amendment No. 174 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4945.

A By-law to amend By-law 4873 being a by-law to authorize an application to the Ontario Municipal Board for the approval of a capital expenditure of $359,000.00 for Public School purposes of the Board of Education of the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4946.

A By-law to authorize the temporary borrowing of $345,000.00 pending the issue and sale of debentures, and to repeal by-law number 4932 was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4947.

A By-law to accept a Deed of Land and to establish the lands described therein as part of a municipal highway, was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4948. (Tomken Road)

A By-law to authorize execution of an agreement covering Fire Alarm Equipment, Township of Toronto was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4949.

A By-law to amend By-law Number 2813 as amended, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, The Corporate Seal attached thereto and numbered 4950. (OZ-44-61, R. Perkin)

A motion for recess was made at 2:45 p.m., and the meeting re-convened at 3:10 p.m.

MOTIONS

Moved by: C. D. Jenkins #206
Seconded by: R. K. Harrison

AND RESOLVED that General Committee Report dated October 7th, 1964, be adopted as amended in item #710 and as recommended by Council in items 712 and 713.

CARRIED

Moved by: R. A. Searle #207
Seconded by: C. A. Pickell

RESOLVED that thirteen (13) 1965 Police Cruisers with thirteen (13) trade-ins be purchased from Argyle Chrysler-Dodge in the amount of $22,013.46, being the second lowest tender received.

CARRIED

Moved by: C. D. Jenkins #208
Seconded by: R. K. Harrison

AND RESOLVED that The Ontario Municipal Board be requested to increase the 1964 Capital quota by $1,000,000.00 (One Million Dollars) to accommodate a self-liquidating expenditure of $1 million for construction of the Burnham-thorpe Reservoir project.

CARRIED

Moved by: C. D. Jenkins #209
Seconded by: Frank J. McKechnie

AND RESOLVED that Cafagna Brothers Construction Limited be awarded contract P. N. 68-63 for the construction of a sanitary collector sewer on an easement from Sharlyn Road to proposed Bloor Street, in the amountof $25,625.35, this being the lowest tender received, the award being subject to the approval of C.M.H.C.

CARRIED

Moved by: C. D. Jenkins #210
Seconded by: Frank J. McKechnie

AND RESOLVED that Leo Contracting Company Limited be awarded the Contract for the construction of a sanitary trunk sewer on easements from Bloor Street, along Ponytrail Drive and northerly (P.N. 46-64) in the amount of $78,979.44, this being the lowest tender received, the award being subject to the approval of C.M.H.C.

CARRIED

Moved by: R. K. Harrison #211
Seconded by: Victor Vignale

AND RESOLVED that resolution #101 enacted on May 11th, 1964, be repealed.

CARRIED

Moved by: R. K. Harrison #212
Seconded by: Victor Vignale

AND RESOLVED that Council do approve and authorize the Reeve, Robert W. Speck, or the Deputy-Reeve Charles M. Murray, or any one of them, and M. D. Henderson, Treasurer, R. W. Gibson, Deputy-Treasurer or I. Siesling, or any one of them to sign cheques, notes and other financial documents on behalf of Council with the Royal Bank of Canada, Cooksville.

CARRIED

Moved by: Frank J. McKechnie #213
Seconded by: C. A. Pickell

RESOLVED that the Township of Toronto accept in principle the proposal to construct a siding from the C.N.R. line across the Fifth Line East to the proposed new site of J. T. Hepburn Ltd. on the west side of the Fifth Line East on the understanding that all costs to the Township be absorbed by J. T. Hepburn Ltd.

CARRIED

OTHER BUSINESS

RE: BY-LAW 2273 (Malton Zoning By-law) - Councillor McKechnie asked that By-law 2273 be amended by a by-law similar to By-law 4941. The Clerk was requested to see that this was done.

RE: LEGAL AID FOR NEEDY RESIDENTS - Councillor Searle pointed out that there was a need for such a service and it was recommended that the Township Solicitor be requested to get information from nearby legal aid associations or agencies for the consideration of General Committee.

RE: ASSISTANCE FOR THE CHIEF ADMINISTRATIVE OFFICER - Councillors Pickell and Jenkins pointed out that this matter had been discussed on previous occasions, and requested that it be given further consideration by General Committee at an early date.

RE: POSTAL SERVICE - Councillor McKechnie asked if it is not possible for the Township to pick up mail at the post office more than once daily. The Clerk was requested to check into this matter.

RE: COUNCIL MEETING OCTOBER 26, 1964 - Acting Reeve Murray pointed out that both the Reeve and himself would be absent on this date. Councillor Harrison moved a verbal motion that this scheduled meeting be cancelled and that the next Council meeting be held on November 2nd. This motion carried.

FORTHCOMING MEETINGS

Tuesday, October 20 - 7:30 p.m. - Planning Board

Tuesday, October 20 - 8:00 p.m. - Recreation Commission

Wed. October 21 - 9:30 a.m. - General Committee

Wed. October 28 - 9:30 a.m. - General Committee

Monday, November 2 - 1:30 and 7:30 p.m. - Council meeting.

The meeting adjourned at 3:45 p.m.

Reeve

Clerk

GENERAL COMMITTEE MEETING, OCTOBER 28, 1964

740. FILE 87-63 - Retarded Children Schools

741. FILE 96-64 - Malton Memorial Recreation Association

742. FILE BY-LAW 4885 - Anti-Noise By-law file 268-61

743. FILE REGISTERED PLAN 683 - Alka Development Co. (Venta Avenue)

744. FILE OZ-7-64 - Julia Card

745. FILETT-15145 - Markland Estates

746. FILE 7-64 - Clerks General (Use of Township Property)

747. FILE 29-62 - Skating Areas (1964-65 Rink Season)

748. FILE 5-64 - Building Department General (Building Report, September, 1964)

749. FILE PROJECT 49-64 - 30" Watermain on Second Line East from Base Line to Britannia Road

750. FILE REGISTERED PLAN 716 - Applewood Dundas Limited
FILE PROJECT 33-64 - Sanitary Sewers on Dixie Road from Dundas Street to Bloor Street

751. FILE 3-64 - Assessment General (New Provincial Manual)

752. FILE 29-62 - Skating Areas (Credit River Parking)

753. FILE 18-64 - Recreation General (Recognition of Champions)

754. FILE 3-64 - Assessment General (Machine Room)

755. FILE 7-64 - Clerks General (Mrs. C. Young's Request for Assistance re Taxes)

756. FILE 6-64 - General Committee (Council & General Committee Schedule)

757. FILE 54-64 - Industrial Committee (Report)

758. FILE 114-64 - Ontario Water Resources Commission General

759. FILE 5-64 - Building Department General (The Law in the Beginning and Evermore)

760. FILE 7-54 - Clerks General (Assistance for Township Chief Administrative Officer)

761. FILE 100-64 - Hunting General (By-law 4936)

762. FILE 47-64 - Traffic Safety Council General (Report)

763. FILE T-13861 - Glen Gordon Acres

764. FILE T-16227 - Green Hall Construction

765. FILE 10-64 - Licensing General (Taxis)

766. FILE 7-64 - Clerks General (Stevenson Kellog Municipal Administration Seminar)

767. FILE 285-62 - Low Rental Housing

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

OCTOBER 28, 1964

THOSE PRESENT: Reeve Speck; Councillors Vignale, McKechnie, Jenkins, McMillan, Searle & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 35

ITEMS CONSIDERED:

740. FILE 87-63 - RETARDED CHILDREN SCHOOLS - Mr. Tress, Chairman of the South Peel Retarded Children Association, attended the Committee's meeting to discuss new legislation affecting schools for retarded children. Councillor Jenkins pointed out that he had attended a meeting for Reeve Speck and he suggested to some of the people present, that they should submit a list of persons who have been interested in the retarded children programme to assist Council in the appointment of four members to the six member authority required under the new legislation. Mr. Tress pointed out that he was interested in having people who were keenly interested in the retarded children programme and that the appointments should be made as soon as possible in order to have it effective January 1, 1965. Mr. Tress left a list of names which is contained in the above file.

RECOMMENDATION: That further consideration of this item be deferred for one week.

741. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#682) -

At the General Committee's meeting on September 30, 1964, and Council's meeting on October 5, 1964, copies of the following items were considered :

1. By-law #1, being a by-law relating generally to the transaction of business and affairs of the Malton Memorial Recreation Association;

2. A report from the Commissioner of Parks and Recreation as a result of a meeting with the Recreation Commission and the Malton Memorial Recreation Association.

3. A suggestion as to the set up of the Board of Management.

It was decided that the Association be advised that the ownership and management be in the hands of the Township in order to fit the Township's policy which must be maintained in order to qualify for government grants; and further, that the executive be invited to meet with the General Committee to see if arrangements can be made to work out the problem of ownership and management, so that the project will fit into the Township's policy. Mr. Elgie Harris and Mr. Geo. Drennan attended the Committee's meeting for the discussion on this item. Mr. Harris pointed out that the Malton Association has accepted the fact that ownership of the project must be in the hands of the Township but the Malton people are still interested in seeing if it is possible to work out som ething so that they will have some control of the operation. One of the reasons for wanting this control, is to try and avoid the possibility of children from the Malton area having to practice hockey at times that are very early in the morning or late at night. The Commissioner of Parks and Recreation was present and pointed out that it was almost certain that a schedule could be worked out whereby this problem would not be encountered. He pointed

out further that while he could not guarantee that the children from the Malton area would have the use of the arena every afternoon from, say 4.00 p.m. to 6.30 p.m., that he was certain that a satisfactory schedule could be worked out.

RECOMMENDATION: That a letter be sent to Mr. Elgie Harris setting out the following information:

1. That the ownership of the Community Centre (arena) must be in the name of the Township.

2. That the management of the Community Centre must be under the Recreation Department.

3. That the Recreation Department is under the direction of the Recreation Commission which has been designated by the Community Centres Act.

4. That Mr. Elgie Harris is a member on the Recreation Commission representing the Malton area of the Township.

5. That Councillor McKechnie represents Ward 5 on Counc il.

6. That an Advisory Committee from the Malton area could be set up to submit recommendations regarding the management of the project to the Recreation Commission, with the understanding, of course, that the Recreation Commission must make the final decision.

7. That an Advisory Committee has been established to submit recommendations on the management of the West Acres Swimming Pool but that it has not been necessary for the Advisory Committee to meet with the Recreation Commission.

8. That Council at its meeting on April 27, 1964, concurred with the recommendation from the General Committee that the amount of $30,000.00 in each year 1968 and 1969 for the construction of the Community Centre in Malton, be set aside.

742. FILE 268-61 - BY-LAW 4885 - ANTI NOISE BY-LAW (#710) - On October 7, 1964, the General Committee considered the anti-noise by-law and recommended to Council that no change be made to the by-law for a period of six months

and that at the end of that time, the Chief of Police submit a report setting out his comments regarding the administration of the by-law for the consideration of the Committee. When this recommendation was placed before Council on October 19, 1964, it was decided that this by-law should be referred back to the General Committee for further consideration. Chief McGill and the Township Solicitor, Mr. MacDiarmid, attended the Committee's meeting for the discussion on this item. Also attached to the agenda was a copy of a letter from Betty Watson of Malton. Mr. MacDiarmid pointed out that other cities had attempted to use decibel reading by-laws for the control of noise, and it had not been successful. Scarborough has recently prosecuted under a similar by-law to ours, and it was his opinion that the strict reading of this by-law will not be abused in the administration of it. Chief McGill pointed out how the by-law would be administered and used as his example, a barking dog. If his Department is contacted regarding such a complaint, two attempts would be made with the owner of the dog to have the problem stopped. If, after the second approach is made, the problem still continues, the owner of the dog would be brought in Court and the complainant would have to appear as a witness. He advised the Committee that his Department has had excellent co-operation and they seldom have to go back to investigate the same complaint a second time. Chief McGill advised the Committee that, in his discussions with the Magistrate, he had learned that the Magistrate thinks this is a good by-law.

RECOMMENDATION: That no change be made to the anti noise by-law 4885.

743. FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. (VENTA AVENUE) (#703)

At the Committee's meeting on October 7, 1964, a letter dated September 29, 1964, from Alka Development Co., was considered. This letter requested that the Township consider the installation of the sewers, roads and other services on Venta Avenue, as a local improvement and that the cost of the same be charged as a local improvement in the usual manner. It was decided that the Township Engineer should consider the request and report to the General Committee. A copy of the Township Engineer's report dated October 23, 1964, and a copy of Mr. Spencer's letter containing the request, was before the Committee and given further consideration.

RECOMMENDATION: That this request be deferred for consideration in the 1965 Capital Budget.

744. FILE OZ-7-64 - JULIA CARD - The Committee was advised that an application was received from Julia Card requesting a change of the Zoning by-law on a parcel of land presently zoned AC on which a motel is located. The proposed zoning is AC1 to make the motel a conforming use. The application was not referred to the Planning Board because it was felt that the Township had previously agreed to the request when By-law 4721 was passed. This proposed change not only changed the portion of the land that is zoned AC, but part of the Greenbelt lands at the rear of the property as well. The by-law was not approved by the Ont ario Municipal Board because of a pending report from the Metropolitan Toronto and Region Conservation Authority regarding the Summerville area. The Committee was advised that if this application was approved, the applicant

intended to enlarge the present motel facilities. Councillor Vignale informed the meeting that the Metropolitan Toronto and Region Conservation Authority had requested the consultants on this report to speed up the submission of their findings.

Current

RECOMMENDATION: That further consideration of this request be deferred pending the report from the Metropolitan Toronto and Region Conservation Authority on the Summerville area.

745. **FILE T-15145 - MARKLAND ESTATES** - This is a proposed plan of industrial development on the north side of Dundas Street, adjacent to the west limit of Southcreek Drive. Attached to the agenda were copies of correspondence between the Township Engineer and the Chief Administrative Officer and Markland Estates, as well as a letter from the Township Engineer pointing out that the basis for the development which had been previously discussed with Markland Estates, is now acceptable to the new purchaser, M.H.D. Developments Limited.

Current

RECOMMENDATION: That the Township Engineer be requested to proceed with the preparation of local improvement reports and agreements to undertake the development of these lands on the basis outlined in his letter dated June 18, 1963, to Markland Estates.

746. **FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY) (#702)** - At the Committee's meeting on October 7, 1964, consideration was given to the question of fees being charged for the use of Township property and more particularly, the request by Rev. Cross for the use of the Malton Community Hall for his Church. It was decided at Council's meeting on

October 19, 1964:

1. That the Church be permitted to use the Hall, free of charge, for a period of two years commencing October 1, 1964.

2. That the staff of the Parks and Recreation Department submit a report to the General Committee on the number of properties owned by the Township that are being used by outside organizations and how long they have been used by these organizations.

3. That the staff of the Parks and Recreation Department submit a report giving the schedule of charges (a) used in the early part of 1963; (b) amended and used in the latter part of 1963 and 1964; (c) any suggested changes that, in the opinion of the staff, should be made.

A copy of such a report dated October 19, 1964, from the Parks and Recreation Department, was considered by the Committee.

RECOMMENDATION: That the report dated October 19, 1964, from the Parks and Recreation Department on the subject of Use of Township Property and the schedule of charges, be adopted.

747. FILE 29-62 - SKATING AREAS (1964-1965 RINK SEASON) - The Committee considered a report from the Parks and Recreation Department concerning the 1964-1965 Rink Season. A copy of the report is contained in the above file. The Commissioner of Parks and Recreation attended the Committee's meeting to answer questions on this report. The report set out a list of rinks which were operated on municipal parks in 1964 at a total cost of $31,743.60. It then set out a list of additional rinks suggested for the consideration of Council to be operated during 1964-1965:

1. White Oaks Park; 2. Metro Developments; 3. Coram Crescent; 4. Spruce Park; 5. Move the lights at Dalwood to rink; 6. Extend the water line at Hillside Park at a total cost of $13,226.00, making a total cost for new rinks plus cost for rinks as last year, $49,969.50. The third part

of the report contained a list of schools and other areas where rinks were set up in 1964, and operated by residents in the area at a total cost of $1,891.60 making an overall total of $51,861.20.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That pages 1 and 2 of the report from the Parks and Recreation Department setting out the list of rinks operated by the Municipality last year and the proposed new rinks for 1964-1965, be adopted.

2. That page 3 setting out the list of rinks operated by residents on school properties and other areas, be adopted with the following additions:

   (a) Victory Park; (b) Applewood Acres East; (c) Churchville;

3. That the Parks and Recreation Department submit a report on the cost of installing one half inch hose connection from the schools' water supply on all school properties where rinks will be located.

748. FILE 5-64 - BUILDING DEPARTMENT GENERAL (BUILDING REPORT, SEPTEMBER 1964)

A copy of a report on the issuing of building permits for the month of September 1964, was before the Committee for its consideration. The Committee was advised by the Director of Development in a memo, that this report has been prepared on an experimental basis in an attempt to supply members of Council with additional information for their use. During the consideration of this item, the Committee expressed confidence in the Building Department and because of this, did not believe that the preparation of such a report would be necessary in the future.

RECOMMENDATION: That the information contained in the report on the issuing of building permits for the month of September 1964, be received and filed; and further, that the Director of Development be advised that it will not be necessary to continue the preparation of such a report in the future.

749. FILE PROJECT 49-64 - 30" WATERMAIN ON SECOND LINE EAST FROM BASE LINE TO BRITTANIA ROAD

Copies of the following were before the Committee for its consideration:

1. A letter dated October 16, 1964, from the Manager of the Public Utilities Commission regarding the proposed 30" watermain on Second Line East from the Base Line Road to Britannia Road, a distance of 10,000'. At the Commission's meeting on October 14, 1964, a resolution was passed to request Council to approve the use of Development Funds for the project. The amount required is an expenditure up to $163,000.00 from the funds set aside for feeder main purposes.

2. A copy of a letter from the Manager of the P.U.C. to the Chairman of the P.U.C. dated October 13, 1964, in which he pointed out that in order to improve the supply of water to Malton, he recommended that the subject watermain on the Second Line East be constructed at an estimated cost of $243,000.00, $80,000.00 of which will be credited to the Capital Surplus Account and the balance $163,000.00 from Development Funds.

RECOMMENDATION: That the request by the Public Utilities Commission for Council's approval for an expenditure of $163,000.00 from the Township's trust fund for the construction of feedermains, be approved.

750. FILE REGISTERED PLAN 716 - APPLEWOOD DUNDAS LIMITED
FILE PROJECT 35-64 - SANITARY SEWERS ON DIXIE ROAD FROM DUNDAS STREET TO BLOOR STREET

The Committee was advised that the contract for the construction of the trunk sewer to service the lands of Applewood Dundas Limited, has a completion date of 16 weeks. This means that the Applewood Hills Subdivision will not have sanitary sewers available until sometime around February 1, 1965. Applewood Dundas requested that the Township consider negotiating with the contractor with a view to shortening the 16 week completion period.

RECOMMENDATION: That the Township Engineer be authorised to speak with

the contractors on the sanitary sewer on Dixie Road from Dundas Street to Bloor Street, to determine whether or not it is possible to accelerate the completion date contract, with the understanding there will be no additional cost to the Municipality.

751. FILE3-64 - ASSESSMENT GENERAL (NEW PROVINCIAL MANUAL) - A copy of a memo to all assessors from the County Assessor and a copy of a letter dated October 10. 1964, from the Assessment Commissioner of the Township of Toronto, was before the Committee for its consideration. Mr. Madgett pointed out in his memo that the Committee should consider whether or not the Committee wishes to meet with him and possibly Mr. Hooper to discuss the new manual.

RECOMMENDATION: That arrangements be made for a meeting of the General Committee with Mr. Madgett and Mr. Hooper to discuss the new provincial manual on assessment, as soon as possible.

752. FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING) (#604) - At the Committee's meeting on July 29, 1964, the question of parking for the Credit River skating area, was discussed because of a letter from the Parks Department in which it was pointed out that the space in Port Credit Park previously used, may not be available. It was decided to contact Port Credit to determine whether or not space would be available and if not, whether similar space in the same area would be provided. In a memo dated August 18, 1964, the clerk of Port Credit advised: "That the park will not be available this year. Extensive improvements to this area are to be made this fall to make this area suitable for both softball

and baseball and it is doubtful that any other use will be permitted for some years". The Committee then decided that the C lerk should write to Texaco Canada Limited, regarding the possibility of using their land for parking in connection with the Credit River skating area. The Committee was advised that no reply has been received from Texaco to date. A copy of a report from the Superintendent of Parks regarding this matter, was on the agenda. The report suggested that a bus service be used from parking lots on school properties etc. in the vicinity.

RECOMMENDATION: That further consideration of this item be deferred until a further report from the Commissioner of Parks and Recreation can be prepared and submitted regarding the possibility of solving the Credit River parking problem by a combination of using the Texaco property on the south side of Indian Road, and the bus service suggested by the Parks Department.

753. FILE 18-64 - RECREATION GENERAL (RECOGNITION OF CHAMPIONS) - The Committee considered a report dated September 23, 1964, from the Commissioner of Recreation to the Clerk regarding four minor lacrosse teams which won provincial ch ampionships this season. The Committee was advised that the Recreation Commission has a committee working on the question of recognition of champions but the report is not due until January of 1965.

RECOMMENDATION: That some recognition be given to the members of the four minor lacrosse teams which won provincial championships in 1964, possibly in the form of a stock certificate suitably completed.

754. FILE 3-64 - ASSESSMENT GENERAL (MACHINE ROOM) - Mr. Henderson discussed with the Committee, the problem of office space requirements in general and with particular reference to the most pressing problem in the Assessment Department - machine room. He pointed out that due to the weight of the equipment presently in the machine room, it was not possible to locate the additional file equipment that is required and some other space will have to be provided forthis purpose. He suggested that consideration might be given to either re-arranging some space in the existing building which is becoming overcrowded, or a further addition to the building which will be required in the near future at any rate. During the consideration of this item, the Committee suggested as an inter-measure, the use of the Council Chambers for Committee meetings, thus making the Committee Room available for office space.

RECOMMENDATION: That the machine room for the Assessment Department be transferred to the General Committee Room.

755. FILE 7-64 - CLERKS GENERAL (MRS. C. YOUNG'S REQUEST FOR ASSISTANCE RE TAXES.

A copy of a letter from Mrs. Young of Summerville indicating that her taxes for school purposes are $196.00 for the year 1964, and her total taxes are $373.15, was before Council on July 13, 1964. She asked that something be done to help reduce her taxes and it was decided at Council's meeting that Mr. Henderson prepare a report for consider-ation by the General Committee. A copy of Mrs. Young's letter and a copy of the comments from Mr. Henderson were before the Committee for consideration. It was pointed out to the Committee, "There is no method at present to

help reduce taxes other than Section (131) (1) (e) of the Assessment Act. This section states that an application may be made to the Court of Revision for the cancellation, reduction or refund of taxes levied in any year in respect of which the application is made by any person who is unable to pay taxes because of sickness or extreme poverty".

RECOMMENDATION: That Mrs. Young be advised that she may take her problem to the Court of Revision under Section 131 (1) (e) of the Assessment Act; and further, that a full study is being carried out by the Provincial Government on similar problems to hers.

756. FILE 6-64 - GENERAL COMMITTEE (COUNCIL & GENERAL COMMITTEE SCHEDULE) (#739)

At the Committee's meeting on October 21, 1964, the Reeve and one member of Council were authorised to bring to General Committee, the recommendation on meetings of the Committee and Council. The Reeve appointed Councillor Vignale to work with him on his recommendation, In this regard, a meeting was held in M.D. Henderson's office on Friday, October 23, 1964. As a result of this meeting, the following recommendation was presented to the General Committee for consideration:

Recommended Schedule of Meetings

First and third Mondays of each month - General Committee at 10:00 a.m.

Second and fourth Mondays of each month - Council beginning at 1:30 p.m. and reconvening at 7:30 p.m. where necessary.

Second and fourth Wednesdays of each month - General Committee at 10:00 a.m.

It is also recommended that deputations to the General Committee be scheduled for the Wednesday General Committee meetings.

It is further recommended that the fourth Tuesday in each month, be set aside as a special General Committee meeting for which meeting it would be intended that no regular agenda would be prepared, but that members of Council would come prepared to discuss any and all problems which have confronted them.

In addition to the above recommendation, it is recommended that where Monday is a holiday, that any meeting which would have fallen on that holiday, be held automatically on the following Tuesday.

Councillor Vignale presented the report on behalf of the Committee and suggested that where the Committee recommended that the fourth Tuesday in each month be set aside as a special General Committee meetin g, this be changed to the third Tuesday.

RECOMMENDATION: That the recommended schedule of meetings from the special committee which met on Friday, October 23, 1964, be adopted with one amendment; That the special General Committee meeting be on the third Tuesday instead of the fourth Tuesday in each month; and further, that all members of Council be notified of this schedule by letter.

757. FILE 54-64 - INDUSTRIAL COMMITTEE(REPORT) (#573) - The Committee considered a report from the Industrial Committee meeting held on October 19, 1964, a copy of which is contained in the above file.

RECOMMENDATION: That the recommendations contained in the Industrial Committee report dated October 19, 1964 be adopted.

758. FILE 114-64 - ONTARIO WATER RESOURCES COMMISSION GENERAL - Copy of a letter dated October 14, 1964, from the O.W.R.C. regarding the regional study of water supply and sewage works requirements planned for this Township by the Ontario Water Resources Commission, was considered.

RECOMMENDATION: That the information contained in the letter from the Ontario Water Resources Commission dated October 14, 1964, pointing out that a regional study will be done in this Municipality, be received and filed.

759. FILE 5-64 - BUILDING DEPARTMENT GENERAL (THE LAW IN THE BEGINNING AND EVERMORE)

An article written by Mr. A. Franks of the Township Building Department was before the Committee for its information. The Committee was advised that this article was printed in the agenda of the Ninth Annual Conference of the Ontario Building Officials Association held in Belleville, Ontario, October 15 and 16, 1964. It was thought that the Committee would find the reading of this article amusing and interesting.

RECOMMENDATION: That the article written by Mr. A. Franks of the Township Building Department entitled "The Law in the Beginning and Evermore" be received and filed.

760. FILE 7-64 - CLERKS GENERAL (ASSISTANCE FOR TOWNSHIP CHIEF ADMINISTRATIVE OFFICER)

At a previous General Committee meeting, consideration was given to this item and it was decided that Mr. Henderson should be given an opportunity to report to the General Committee. The Committee was advised that Mr.

Henderson intends to employ a Treasurer and a Personnel Officer and when these positions are filled, the pressure of work will be sufficiently shifted that he will not need a direct assistant at the present time.

RECOMMENDATION: That the report from the Township's Chief Administrative Officer advising that he intends to employ a Treasurer and a Personnel Officer, be received and filed.

761. FILE 100-64 - HUNTING GENERAL (BY LAW 4936 (#566 & 567) - At the Council's meeting on October 19, 1964, by-law 4936, being a by-law to regulate the issuance of Township Hunting Licences, was given two readings. It was then decided to refer the by-law to the General Committee for further consideration because Councillor McMillan, in whose area most of the hunting in the Township takes place, was not able to be present.

RECOMMENDATION: That by-law 4936 be given a third reading and passed by Council at its next meeting.

762. FILE 47-64 - TRAFFIC SAFETY COUNCIL GENERAL (REPORT) (#660) - The Committee considered a report from the Traffic Safety Council meeting held on October 21, 1964,. It was advised that the report was for the Committee's information only with the exception of item #75, which required consideration. Item #75 is the consideration of a sidewalk on Lakeshore Road in the Clarkson area. The Traffic Safety Council gave consideration to an extract from the General Committee report of September 9, 1964, which report was adopted by Council on September 14, 1964, which

requested the Traffic Safety Council to give further consideration to the construction of a sidewalk on Lakeshore Road in Clarkson because of a petition for a sidewalk from the residents of Petrie Way. It was noted that the petition was signed by the head or heads of approximately 30 families living on Petrie Way, Ingersoll Court and Meadowwood Road. The Traffic Safety Council noted that the petition, as far as safety is concerned, refers only to Highway #2 and, therefore, could see no safety reason for changing the recommendation which was made earlier and which resulted in the Township Engineer's local improvement report dated October 17, 1964. The Traffic Safety Council recommended that no action be taken at this time to consider a walkway on Meadowwood Road or Clarkson Road, but that the Safety Council go on record as affirming the recommendation to construct a sidewalk on the south side of Highway #2 as originally submitted to the General Committee for approval by Council. During the consideration of this item, Councillors Searle and McKechnie mentioned the need for a sidewalk or walkway in each of their areas; the east side of Dixie Road, south of Larchview Trail and a portion of street in Malton between Etude Drive and Anson Avenue. With regard to the need for these sidewalks, Mr. Henderson pointed out that it was his intention to bring in the 1965 proposed Capital Budget as soon as possible and that it would be necessary to consider the construction of these sidewalks or walkways within that budget.

RECOMMENDATION: That Item #73 in the Traffic Safety Council report from its meeting on October 21, 1964, be adopted; and further, that the report be received and filed.

763. FILE T-15861 - GLEN GORDON ACRES (#441) - This is a proposed plan of subdivision in the Dixie area which consists of 192 single family lots zoned R3, four apartment blocks and two row housing blocks, plus other blocks zoned for semi-detached houses but not to be developed at the present time. The Committee was advised that Mr. T. J. Dale had submitted an appraisal setting the 5% cash dedication at $29,855.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $29,855.00 as the amount of 5% cash dedication on proposed plan of subdivision T-15861.

764. FILE T-16227 - GREEN HALL CONSTRUCTION (#318) - This is a proposed plan of subdivision in the North Clarkson area, being a re-subdivision of blocks on the Fry subdivision, immediately south of the Fifth Line cloverleaf. The Committee was advised that an appraisal had been obtained from Mr. Roy Hines setting the amount of the 5% cash dedication at $2,450.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $2,450.00 as the amount of the 5% cash dedication on proposed plan of subdivision T-16227.

765. FILE 10-64 - LICENSING GENERAL (TAXIS) (#562) - Chief McGill attended the Committee's meeting and pointed out that it was his understanding that Mr. Greenberg intended to send taxis from Metropolitan Toronto into the Malton Airport. The Chief suggested that the Clerk of the Township of Toronto send a letter to Mr. Greenberg advising him that

the Township of Toronto has a by-law governing taxis in the Township of Toronto and coming into the Township of Toronto, and that it would be wise for him to check into the contents of this by-law before sending taxis into the Township to solicit fares.

RECOMMENDATION: That the Clerk send a letter to Mr. Greenberg advising him that before he sends taxis into the Township of Toronto to solicit fares, he should check into the Township of Toronto's by-law regulating taxis.

766. FILE 7-64 - CLERKS GENERAL (STEVENSON KELLOG MUNICIPAL ADMINISTRATION SEMINAR)

Mr. Henderson pointed out to the Committee that the Seminar would be held on the subject of municipal administration and he requested that he be authorized to attend this Seminar. During the discussion on this item, it was suggested that other members of staff may benefit from attending this Seminar along with Mr. Henderson.

RECOMMENDATION: That the Township's Chief Administrative Officer and any other members of staff that he wishes to attend, be authorized to attend the Stevenson Kellog Seminar on Municipal Administration, with the understanding that the registration fee of $100.00 will be paid by the Municipality.

767. FILE 283-62 - LOW RENTAL HOUSING ($675) - At the Committee's meeting on September 23, 1964, it was decided that Mr. J. Whaley should be invited to discuss the new legislation affecting public housing with the General Committee. Mr. Whaley was unable to be present at this

meting.

RECOMMENDATION: That further consideration of this item be deferred until Mr. Whaley can be present.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED: NOV. 2, 1964

REEVE

CHAIRMAN

GENERAL COMMITTEE MEETING, OCTOBER 28, 1964

740. FILE 87-63 - Retarded Children Schools

741. FILE 96-64 - Malton Memorial Recreation Association

742. FILE BY-LAW 4885 - Anti-Noise By-law file 268-61

743. FILE REGISTERED PLAN 685 - Alka Development Co. (Venta Avenue)

744. FILE OZ-7-64 - Julia Card

745. FILETT-15145 - Markland Estates

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R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

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THOSE PRESENT: Reeve Speck; Councillors Vignale, McKechnie, Jenkins, McMillan, Searle & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 35

ITEMS CONSIDERED:

740. **FILE 87-63 - RETARDED CHILDREN SCHOOLS** - Mr. Tress, Chairman of the South Peel Retarded Children Association, attended the Committee's meeting to discuss new legislation affecting schools for retarded children. Councillor Jenkins pointed out that he had attended a meeting for Reeve Speck and he suggested to some of the people present, that they should submit a list of persons who have been interested in the retarded children programme to assist Council in the appointment of four members to the six member authority required under the new legislation. Mr. Tress pointed out that he was interested in having people who were keenly interested in the retarded children programme and that the appointments should be made as soon as possible in order to have it effective January 1, 1965. Mr. Tress left a list of names which is contained in the above file.

RECOMMENDATION: That further consideration of this item be deferred for one week.

(#682)

741. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION - At the General Committee's meeting on September 30, 1964, and Council's meeting on October 5, 1964, copies of the following items were considered:

1. By-law #1, being a by-law relating generally to the transaction of business and affairs of the Malton Memorial Recreation Association;

2. A report from the Commissioner of Parks and Recreation as a result of a meeting with the Recreation Commission and the Malton Memorial Recreation Association.

3. A suggestion as to the set-up of the Board of Management.

It was decided that the Association be advised that the ownership and management be in the hands of the Township in order to fit the Township's policy which must be maintained in order to qualify for government grants; and further, that the executive be invited to meet with the General Committee to see if arrangements can be made to work out the problem of ownership and management so that the project will fit into the Township's policy. Mr. Elgie Harris and Mr. Geo. Drennan attended the Committee's meeting for the discussion on this item. Mr. Harris pointed out that the Malton Association has accepted the fact that ownership of the project must be in the hands of the Township but the Malton people are still interested in seeing if it is possible to work out something so that they will have some control of the operation. One of the reasons for wanting this control, is to try and avoid the possibility of children from the Malton area having to practice hockey at times that are very early in the morning or late at night. The Commissioner of Parks and Recreation was present and pointed out that it was almost certain that a schedule could be worked out whereby this problem would not be encountered. He pointed

but further that while he could not gusrantee that the children from the Malton area would have the use of the arena every afternoon from, say 4:00 p.m. to 6:30 p.m., that he was certain that a satisfactory schedule could be worked out.

RECOMMENDATION: That a letter be sent to Mr. Elgie Harris setting out the following information:

1. That the ownership of the Community Centre (arena) must be in the name of the Township.

2. That the management of the Community Centre must be under the Recreation Department.

3. That the Recreation Department is under the direction of the Recreation Commission which has been designated by the Community Centres Act.

4. That Mr. Elgie Harris is a member on the Recreation Commission representing the Malton area of the Township.

5. That Councillor McKechnie represents Ward 5 on Council.

6. That an Advisory Committee from the Malton area could be set up to submit recommendations regarding the management of the project to the Recreation Commission, with the understanding, of course, that the Recreation Commission must make the final decision.

7. That an Advisory Committee has been established to submit recommendations on the management of the West Acres Swimming Pool but that it has not been necessary for the Advisory Committee to meet with the Recreation Commission.

8. That Council at its meeting on April 27, 1964, concurred with the recommendation from the General Committee that the amount of $30,000.00 in each year 1968 and 1969 for the construction of the Community Centre in Malton, be set aside.

File 268-61

742. FILE BY-LAW 4885 - ANTI-NOISE BY-LAW (#710) - On October 7, 1964, the General Committee considered the anti-noise by-law and recommended to Council that no change be made to the by-law for a period of six months

and that at the end of that time, the Chief of Police submit a report setting out his comments regarding the administration of the by-law for the consideration of the Committee. When this recommendation was placed before Council on October 19, 1964, it was decided that this by-law should bereferred back to the General Committee for further consideration. Chief McGill and the Township Solicitor, Mr. MacDiarmid, attended the Committee's meeting for the discussion on this item. Also attached to the agenda was a copy of a letter from Betty Watson of Malton. Mr. MacDiarmid pointed out that other cities had attempted to use decibel reading by-laws for the control of noise and it had not been successful. Scarborough has recently prosecuted under a similar by-law to ours and it was his opinion that the strict reading of this by-law will not be abused in the administration of it. Chief McGill pointed out how the by-law would be administered and used as his example, a barking dog. If his Department is contacted regarding such a complaint, two attempts would be made with the owner of the dog to have the problem stopped. If, afte the second approach is made, the problem still continues, the owner of the dog would be brought in Court and the complainant would have to appear as a witness. He advised the Committee that his Department has had excellent co-operation and they seldom have to go back to investigate the same complaint a second time. Chief McGill advised the Committee that, in his discussions with the Magistrate, he had learned that the Magistrate thinks this is a good by-law.

Carried

RECOMMENDATION: That no change be made to the anti-noise by-law 4885.

743. **FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. (VENTA AVENUE) (#703)**

At the Committee's meeting on October 7, 1964, a letter dated September 29, 1964, from Alka Development Co., was considered. This letter requested that the Township consider the installation of the sewers, roads and other services on Venta Avenue, as a local improvement and that the cost of the same be charged as a local improvement in the usual manner. It was decided that the Township Engineer should consider the request and report to the General Committee. A copy of the Township Engineer's report dated October 23, 1964, and a copy of Mr. Spencer's letter containing the request, was before the Committee and given further consideration.

RECOMMENDATION: That this request be deferred for consideration in the 1965 Capital Budget.

744. FILE OZ-7-64 - JULIA CARD - The Committee was advised that an application was received from Julia Card requesting a change of the Zoning By-law on a parcel of land presently zoned AC on which a motel is located. The proposed zoning is AC1 to make the motel a conforming use. The application was not referred to the Planning Board because it was felt that the Township had previously agreed to the request when By-law 4721 was passed. This proposed change not only changed the portion of the land that is zoned AC, but part of the Greenbelt lands at the rear of the property as well. The by-law was not approved by the Ontario Municipal Board because of a pending report from the Metropolitan Toronto and Region Conservation Authority regarding the Summerville area. The Committee was advised that if this application was approved, the applicant

intended to enlarge the present motel facilities. Councillor Vignale informed the meeting that the Metropolitan Toronto and Region Conservation Authority had requested the consultants on this report to speed up the submission of their findings.

Carried

RECOMMENDATION: That further consideration of this request be deferred pending the report from the Metropolitan Toronto and Region Conservation Authority on the Summerville area.

745. FILE T-15145 - MARKLAND ESTATES - This is a proposed plan of industrial development on the north side of Dundas Street, adjacent to the west limit of Southcreek Drive. Attached to the agenda were copies of correspondence between the Township Engineer and the Chief Administrative Officer and Markland Estates, as well as a letter from the Township Engineer pointing out that the basis for the development which had been previously discussed with Markland Estates, is now acceptable to the new purchaser, M.H.D. Developments Limited.

Carried

RECOMMENDATION: That the Township Engineer be requested to proceed with the preparation of local improvement reports and agreements to undertake the development of these lands on the basis outlined in his letter dated June 18, 1963, to Markland Estates.

746. FILE 7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY) (#702) - At the Committee's meeting on October 7, 1964, consideration was given to the question of fees being charged for the use of Township property and more particularly, the request by Rev. Cross for the use of the Malton Community Hall for his Church. It was decided at Council's meeting on

October 19, 1964:

1. That the Church be permitted to use the Hall, free of charge, for a period of two years commencing October 1, 1964.

2. That the staff of the Parks and Recreation Department submit a report to the General Committee on the number of properties owned by the Township that are being used by outside organizations and how long they have been used by these organizations.

3. That the staff of the Parks and Recreation Department submit a report giving the schedule of charges (a) used in the early part of 1963; (b) amended and used in the latter part of 1963 and 1964; (c) any suggested changes that, in the opinion of the staff, should be made.

A copy of such a report dated October 19, 1964, from the Parks and Recreation Department, was considered by the Committee.

RECOMMENDATION: That the report dated October 19, 1964, from the Parks and Recreation Department on the subject of Use of Township Property and the schedule of charges, be adopted.

747. FILE 29-62 - SKATING AREAS (1964-1965 RINK SEASON) - The Committee considered a report from the Parks and Recreation Department concerning the 1964-1965 Rink Season. A copy of the report is contained in the above file. The Commissioner of Parks and Recreation attended the Committee's meeting to answer questions on this report. The report set out a list of rinks which were operated on municipal parks in 1964 at a total cost of $31,743.60. It then set out a list of additional rinks suggested for the consideration of Council to be operated during 1964-1965:

1. White Oaks Park; 2. Metro Developments; 3. Coram Crescent; 4. Spruce Park; 5. Move the lights at Delwood to rink; 6. Extend the water line at Hillside Park at a total cost of $18,226.00, making a total cost for new rinks plus cost for rinks as last year, $49,969.60. The third part

of the report contained a list of schools and other areas where rinks were set up in 1964 and operated by residents in the area at a total cost of $1,891.60, making an overall total of $51,861.20.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That pages 1 and 2 of the report from the Parks and Recreation Department setting out the list of rinks operated by the Municipality last year and the proposed new rinks for 1964-1965, be adopted.

2. That page 3 setting out the list of rinks operated by residents on school properties and other areas, be adopted with the following additions:

   (a) Victory Park; (b) Applewood Acres East; (c) Churchville;

3. That the Parks and Recreation Department submit a report on the cost of installing one half inch hose connection from the schools' water supply on all school properties where rinks will be located.

748. FILE 5-64 - BUILDING DEPARTMENT GENERAL (BUILDING REPORT, SEPTEMBER 1964)

A copy of a report on the issuing of building permits for the month of September, 1964, was before the Committee for its consideration. The Committee was advised by the Director of Development in a memo, that this report has been prepared on an experimental basis in an attempt to supply members of Council with additional information for their use. During the consideration of this item, the Committee expressed confidence in the Building Department and because of this, did not believe that the preperation of such a report would be necessary in the future.

RECOMMENDATION: That the information contained in the report on the issuing of building permits for the month of September, 1964, be received and filed; and further, that the Director of Development be advised that it will not be necessary to continue the preparation of such a report in the future.

749. **FILE PROJECT 49-64 - 30" WATERMAIN ON SECOND LINE EAST FROM BASE LINE TO BRITANNIA ROAD**

Copies of the following were before the Committee for its consideration:

1. A letter dated October 16, 1964, from the Manager of the Public Utilities Commission regarding the proposed 30" watermain on Second Line East from the Base Line Road to Britannia Road, a distance of 10,000'. At the Commission's meeting on October 14, 1964, a resolution was passed to request Council to approve the use of Development Funds for the project. The amount required is an expenditure up to $163,000.00 from the funds set aside for feeder main purposes.

2. A copy of a letter from the Manager of the P.U.C. to the Chairman of the P.U.C. dated October 13, 1964, in which he pointed out that in order to improve the supply of water to Malton, he recommended that the subject watermain on the Second Line East be constructed at an estimated cost of $243,000.00, $80,000.00 of which will be credited to the Capital Surplus Account and the balance $163,000.00 from Development Funds.

Ernest

RECOMMENDATION: That the request by the Public Utilities Commission for Council's approval for an expenditure of $163,000.00 from the Township's trust fund for the construction of feedermains, be approved.

750. **FILE REGISTERED PLAN 716 - APPLEWOOD DUNDAS LIMITED**
FILE PROJECT 35-64 - SANITARY SEWERS ON DIXIE ROAD FROM DUNDAS STREET TO ELGIN STREET

The Committee was advised that the contract for the construction of the trunk sewer to service the lands of Applewood Dundas Limited, has a completion date of 16 weeks. This means that the Applewood Hills Subdivision will not have sanitary sewers available until sometime around February 1, 1965. Applewood Dundas requested that the Township consider negotiating with the contractor with a view to shortening the 16 week completion period.

RECOMMENDATION: That the Township Engineer be authorized to speak with

the contractors on the sanitary sewer on Dixie Road from Dundas Street to Bloor Street, to determine whether or not it is possible to accelerate the completion date contract, with the understanding there will be no additional cost to the Municipality.

751. FILE 3-64 - ASSESSMENT GENERAL (NEW PROVINCIAL MANUAL) - A copy of a memo to all assessors from the County Assessor and a copy of a letter dated October 10, 1964, from the Assessment Commissioner of the Township of Toronto, was before the Committee for its consideration. Mr. Madgett pointed out in his memo that the Committee should consider whether or not the Committee wishes to meet with him and possibly Mr. Hooper, to discuss the new manual.

RECOMMENDATION: That arrangements be made for a meeting of the General Committee with Mr. Madgett and Mr. Hooper to discuss the new provincial manual on assessment, as soon as possible.

752. FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING) (#604) - At the Committee's meeting on July 29, 1964, the question of parking for the Credit River skating area, was discussed because of a letter from the Parks Department in which it was pointed out that the space in Port Credit Park previously used, may not be available. It was decided to contact Port Credit to determine whether or not space would be available and if not, whether similar space in the same area would be provided. In a memo dated August 18, 1964, the clerk of Port Credit advised: "That the park will not be available this year. Extensive improvements to this area are to be made this fall to make this area suitable for both softball

and baseball and it is doubtful that any other use will be permitted for some years". The Committee then decided that the Clerk should write to Texaco Canada Limited regarding the possibility of using their land for parking in connection with the Credit River skating area. The Committee was advised that no reply has been received from Texaco to date. A copy of a report from the Superintendent of Parks regarding the matter, was on the agenda. The report suggested that a bus service be used from parking lots on school properties etc. in the vicinity.

RECOMMENDATION: That further consideration of this item be deferred until a further report from the Commissioner of Parks and Recreation can be prepared and submitted regarding the possibility of solving the Credit River parking problem by a combination of using the Texaco property on the south side of Indian Road and the bus service suggested by the Parks Department.

753. FILE 18-64 - RECREATION GENERAL (RECOGNITION OF CHAMPIONS) - The Committee considered a report dated September 23, 1964, from the Commissioner of Recreation to the Clerk regarding four minor lacrosse teams which won provincial championships this season. The Committee was advised that the Recreation Commission has a committee working on the question of recognition of champions but the report is not due until January of 1965.

RECOMMENDATION: That some recognition be given to the members of the four minor lacrosse teams which won provincial championships in 1964, possibly in the form of a stock certificate suitably completed.

754. FILE 3-64 - ASSESSMENT GENERAL (MACHINE ROOM) - Mr. Henderson discussed with the Committee, the problem of office space requirements in general and with particular reference to the most pressing problem in the Assessment Department - machine room. He pointed out that due to the weight of the equipment presently in the machine room, it was not possible to locate the additional file equipment that is required and some other space will have to be provided for this purpose. He suggested that consideration might be given to either rearranging some space in the existing building which is becoming overcrowded, or a further addition to the building which will be required in the near future at any rate. During the consideration of this item, the Committee suggested as an inter-measure, the use of the Council Chambers for Committee meetings, thus making the Committee Room available for office space.

Bruce

RECOMMENDATION: That the machine room for the Assessment Department, be transferred to the General Committee Room.

755. FILE 7-64 - CLERKS GENERAL (MRS. C. YOUNG'S REQUEST FOR ASSISTANCE RE TAXES)

A copy of a letter from Mrs. Young of Summerville indicating that her taxes for school purposes are $196.00 for the year 1964 and her total taxes are $373.15, was before Council on July 13, 1964. She asked that something be done to help reduce her taxes and it was decided at Council's meeting that Mr. Henderson prepare a report for consideration by the General Committee. A copy of Mrs. Young's letter and a copy of the comments from Mr. Henderson, were before the Committee for consideration. It was pointed out to the Committee, "There is no method at present to

elp reduce taxes other than Section 131(1)(e) of the Assessment Act. This section states that an application may be made to the Court of Revision for the cancellation, reduction or refund of taxes levied in any year in respect of which the application is made by any person who is unable to pay taxes because of sickness or extreme poverty."

RECOMMENDATION: That Mrs. Young be advised that she MAY take her problem to the Court of Revision under Section 131(1)(e) of the Assessment Act; and further, that a full study is being carried out by the Provincial Government on similar problems to hers.

756. FILE 6-64 - GENERAL COMMITTEE (COUNCIL & GENERAL COMMITTEE SCHEDULE) (#739)

At the Committee's meeting on October 21, 1964, the Reeve and one member of Council were authorized to bring to General Committee, the recommendation on meetings of the Committee and Council. The Reeve appointed Councillor Vignale to work with him on this recommendation. In this regard, a meeting was held in M. D. Henderson's office on Friday, October 23, 1964. As a result of this meeting, the following recommendation was presented to the General Committee for consideration:

Recommended Schedule of Meetings

First and third Mondays of each month - General Committee at 10:00 a.m.

Second and fourth Mondays of each month - Council beginning at 1:30 p.m. and reconvening at 7:30 p.m. where necessary.

Second and fourth Wednesdays of each month - General Committee at 10:00 a.m.

It is also recommended that deputations to the General Committee be scheduled for the Wednesday General Committee meetings.

It is further recommended that the fourth Tuesday in each month be set aside as a special General Committee meeting for which meeting it would be intended that no regular agenda would be prepared but that members of Council would come prepared to discuss any and all problems which have confronted them.

In addition to the above recommendation, it is recommended that where Monday is a holiday, that any meeting which would have fallen on that holiday, be held automatically on the following Tuesday.

Councillor Vignale presented the report on behalf of the Committee and suggested that where the Committee recommended that the fourth Tuesday in each month be set aside as a special General Committee meeting, this be changed to the third Tuesday.

RECOMMENDATION: That the recommended schedule of meetings from the special committee which met on Friday, October 23, 1964, be adopted with one amendment: That the special General Committee meeting be on the third Tuesday instead of the fourth Tuesday in each month; and further, that all members of Council be notified of this schedule by letter.

Amendment by Councillor Ford

757. FILE 54-64 - INDUSTRIAL COMMITTEE (REPORT) (#573) - The Committee considered a report from the Industrial Committee meeting held on October 19, 1964, copy of which is contained in the above file.

Carried

RECOMMENDATION: That the recommendations contained in the Industrial Committee report dated October 19, 1964, be adopted.

758. FILE 114-64 - ONTARIO WATER RESOURCES COMMISSION GENERAL - Copy of a letter dated October 14, 1964, from the O.W.R.C. regarding the regional study of water supply and sewage works requirements planned for this Township by the Ontario Water Resources Commission, was considered.

RECOMMENDATION: That the information contained in the letter from the Ontario Water Resources Commission dated October 14, 1964, pointing out that a regional study will be done in this Municipality, be received and filed.

759. FILE 5-64 - BUILDING DEPARTMENT GENERAL (THE LAW IS THE BEGINNING AND EVERMORE)

An article written by Mr. A. Franks of the Township Building Department, was before the Committee for its information. The Committee was advised that this article was printed in the agenda of the Ninth Annual Conference of the Ontario Building Officials Association held in Belleville, Ontario, October 15 and 16, 1964. It was thought that the Committee would find the reading of this article amusing and interesting.

RECOMMENDATION: That the article written by Mr. A. Franks of the Township Building Department entitled "The Law in the Beginning and Evermore" be received and filed.

760. FILE 7-64 - CLERKS GENERAL (ASSISTANCE FOR TOWNSHIP CHIEF ADMINISTRATIVE OFFICER) - At a previous General Committee meeting, consideration was given to this item and it was decided that Mr. Henderson should be given an opportunity to report to the General Committee. The Committee was advised that Mr.

Henderson intends to employ a Treasurer and a Personnel Officer and when these positions are filled, the pressure of work will be sufficiently shifted that he will not need a direct assistant at the present time.

RECOMMENDATION: That the report from the Township's Chief Administrative Officer advising that he intends to employ a Treasurer and a Personnel Officer, be received and filed.

761. **FILE 100-64 - HUNTING GENERAL (BY-LAW 4936) (#566 & 567)** - At the Council's meeting on October 19, 1964, by-law 4936, being a by-law to regulate the issuance of Township Hunting Licenses, was given two readings. It was then decided to refer the by-law to the General Committee for further consideration because Councillor McMillan, in whose area most of the hunting in the Township takes place, was not able to be present.

RECOMMENDATION: That by-law 4936 be given a third reading and passed by Council at its next meeting.

762. **FILE 47-64 - TRAFFIC SAFETY COUNCIL GENERAL (REPORT) (#660)** - The Committee considered a report from the Traffic Safety Council meeting held on October 21, 1964. It was advised that the report was for the Committee's information only with the exception of Item #75 which required consideration. Item #75 is the consideration of a sidewalk on Lakeshore Road in the Clarkson area. The Traffic Safety Council gave consideration to an extract from the General Committee report of September 9, 1964, which report was adopted by Council on September 14, 1964, which

requested the Traffic Safety Council to give further consideration to the construction of a sidewalk on Lakeshore Road in Clarkson because of a petition for a sidewalk from the residents of Petrie Way. It was noted that the petition was signed by the head or heads of approximately 30 families living on Petrie Way, Ingersoll Court and Meadowwood Road. The Traffic Safety Council noted that the petition, as far as safety is concerned, refers only to Highway #2 and, therefore, could see no safety reason for changing the recommendation which was made earlier and which resulted in the Township Engineer's local improvement report dated October 17, 1964. The Traffic Safety Council recommended that no action be taken at this time to consider a walkway on Meadowwood Road or Clarkson Road, but that the Safety Council go on record as affirming the recommendation to construct a sidewalk on the south side of Highway #2 as originally submitted to the General Committee for approval by Council. During the consideration of this item, Councillors Searle and McKechnie mentioned the need for a sidewalk or walkway in each of their areas; the east side of Dixie Road, south of Larchview Trail and a portion of street in Malton between Etude Drive and Anson Avenue. With regard to the need for these sidewalks, Mr. Henderson pointed out that it was his intention to bring in the 1965 proposed Capital Budget as soon as possible and that it would be necessary to consider the construction of these sidewalks or walkways within that budget.

RECOMMENDATION: That Item #75 in the Traffic Safety Council report from its meeting on October 21, 1964, be adopted; and further, that the report be received and filed.

763. FILE T-15861 - GLEN GORDON ACRES (#441) - This is a proposed plan of subdivision in the Dixie area which consists of 192 single family lots zoned R3, four apartment blocks and two row housing blocks, plus other blocks zoned for semi-detached houses but not to be developed at the present time. The Committee was advised that Mr. T. J. Dale had submitted an appraisal setting the 5% cash dedication at $29,855.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $29,855.00 as the amount of 5% cash dedication on proposed plan of subdivision T-15861.

764. FILE T-16227 - GREEN HALL CONSTRUCTION (#318) - This is a proposed plan of subdivision in the North Clarkson area, being a re-subdivision of blocks on the Fry subdivision, immediately south of the Fifth Line cloverleaf. The Committee was advised that an appraisal had been obtained from Mr. Roy Hines setting the amount of the 5% cash dedication at $2,450.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $2,450.00 as the amount of the 5% cash dedication on proposed plan of subdivision T-16227.

765. FILE 10-64 - LICENSING GENERAL (TAXIS) (#562) - Chief McGill attended the Committee's meeting and pointed out that it was his understanding that Mr. Greenberg intended to send taxis from Metropolitan Toronto into the Malton Airport. The Chief suggested that the Clerk of the Township of Toronto send a letter to Mr. Greenberg advising him that

the Township of Toronto has a by-law governing taxis in the Township of Toronto and coming into the Township of Toronto, and that it would be wise for him to check into the contents of this by-law before sending taxis into the Township to solicit fares.

RECOMMENDATION: That the Clerk send a letter to Mr. Greenberg advising him that before he sends taxis into the Township of Toronto to solicit fares, he should check into the Township of Toronto's by-law regulating taxis.

766. FILE 7-64 - CLERKS GENERAL (STEVENSON KELLOG MUNICIPAL ADMINISTRATION SEMINAR)

Mr. Henderson pointed out to the Committee that the Seminar would be held on the subject of municipal administration and he requested that he be authorized to attend this Seminar. During the discussion on this item, it was suggested that other members of staff may benefit from attending this Seminar along with Mr. Henderson.

RECOMMENDATION: That the Township's Chief Administrative Officer and any other members of staff that he wishes to attend, be authorized to attend the Stevenson Kellog Seminar on Municipal Administration, with the understanding that the registration fee of $100.00 will be paid by the Municipality.

767. FILE 285-62 - LOW RENTAL HOUSING (#675) - At the Committee's meeting on September 25, 1964, it was decided that Mr. J. Whaley should be invited to discuss the new legislation affecting public housing with the General Committee. Mr. Whaley was unable to be present at this

meeting.

RECOMMENDATION: That further consideration of this item be deferred until Mr. Whaley can be present.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED: NOV 2, 1964

REEVE

CHAIRMAN

T 143

RESOLUTION

SESSION 19____ No.____

MOVED BY Rahon Jacobs

SECONDED BY____

Be it resolved that the recommendation of clause 743 of the General Committee report of Oct 28 be amended to read as follows that this request be refused

Carried
R.K.N. Millon

T 143

RESOLUTION

Nov 2 SESSION 19____ No.____

MOVED BY Frank J. McKechnie

SECONDED BY _____

Amendment Clause 746. General Committee report of Oct 28/64

Add the following to recommendation

"and further that all groups affiliated with the Canadian Girl Guides be given use Township property, free of charge.

Carried
R.M. Mellon

T 143

RESOLUTION

Nov 2 SESSION 1964 No.

MOVED BY Ron McBeck

SECONDED BY

Amendment Clause 755, General Committee Report of Oct 28/64.

Recommendation to read:

"That Mrs Young be advised that the only legislation available that would assist her with her problem is an application to the Court of Revision under Section 131(1)(E) of The Assessment Act, and further, that a full study is being carried out by the Provincial Government on problems similar to hers.

Carried
R.K.M. Millar

T 143

RESOLUTION

Nov 2 SESSION 1967 No.

MOVED BY Victor D'Amal

SECONDED BY Frank J. McKechnie

Amendment, Clause 756, Senate Committee report of October 28, 1964

Para 3, Page 14, Preamble, to be deleted and substituted with the following

"In addition to the above recommendation, it is recommended that when Monday or Wednesday is a holiday, that any meeting which would have fallen on that holiday, be held automatically on the following day."

Carried

GENERAL COMMITTEE MEETING, OCTOBER 21, 1964

715. FILE REGISTERED PLAN 692 - Rogerswood Estates (Gill Property)

716. FILE 164-61 - Select Committee on Municipal & Related Acts (Township of Toronto Hydro & P.U.C.)

717. FILE 7-64 - Clerks General (Development in Cooksville Area)

718. FILE 28-64 - Street Light Programme 1964 (Streetsville Road & Barbertown Road)

719. FILE T-15851 - United Lands Corporation Limited

720. FILE 19-64 - Roads General (Highway #5 & Cawthra Road intersection)

721. FILE 11-64 - Parks General (Wells Property)

722. FILE 25-64 - Works General (City Control Surveys)

723. FILE 7-64 - Clerks General (Application for Legislation respecting use of Metropolitan Boundary Road for Transit Purposes)

724. FILE REGISTERED PLAN 683 - Cedar Glen Subdivision (Oldershaw)

725. FILE 120-64 - Drainage General (Dundas & Dixie Roads)

726. FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

727. FILE PROJECT 1-64 - Burnhamthorpe Feeder Main (Easement over Department of National Defence Property)

728. FILE PROJECT 33-62 - Cooksville Sanitary Trunk Collector Sewer from Q.E.W. to C.P.R. (McCormack Easement)

729. FILE AMENDMENT 173 to the Official Plan of the Township of Toronto Planning Area

730. FILE 57-63 - Queensway Extension
FILE 163-61 - Tree Planting along Township Road Allowances
FILE T-10501 - Baltic Construction
FILE 118-64 - Street Appearance Committee

731. FILE T-15628 - Burnhamdale Woods

732. FILE OZ-28-64 - Leonard Gillis

733. FILE 228-62 - Gravel Pits (Dumping of Fly Ash, Cross Canada Hauling)

734. FILE 94-63 - Centennial Programme (Centennial Committee Brief)

735. FILE 48-64 - Queen Elizabeth Sanitary Sewer Crossing

736. FILE PROJECT 31-64 - Sanitary Sewer, Cooksville Creek

737. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

738. FILE 7-64 - Clerks General (Canadian Newspapers published in Italian)

739. FILE 6-64 - General Committee Procedure

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

OCTOBER 21, 1964

THOSE PRESENT: Reeve Speck, Councillors C. Jenkins, V. Vignale, R. K. Harrison, F. J. McKechnie. Councillor Pickell arrived at the meeting for the afternoon session at 2:15 p.m.

STAFF PRESENT: M. D. Henderson and J. Corney.

REPORT NUMBER 34

ITEMS CONSIDERED:

715. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (GILL PROPERTY) (#496)

The Gill property is located at the intersection of Lorne Park Road, Glen Road and Birchview Drive, and is described as being Pt. Lot 6, R.P. 335 in the Township of Toronto. The Committee considered two letters from Mr. Stanley Goodman of Phillips and Phillips. The first letter dated September 8, 1964, advised the Corporation that Mr. & Mrs. Gill had instructed the firm of Phillips and Phillips to commence an action in the Supreme Court of Ontario against the Corporation of the Township of Toronto for a declaration that By-law #4353, a by-law to expropriate a part of the Gill property, is invalid, and for an injunction restraining the Corporation from acting under the said by-law. This letter was submitted to give the Corporation notice of Mr. & Mrs. Gill's intended action. The second letter, dated October 5, 1964, advised the Corporation that action was commenced in the Supreme Court of Ontario against the Corporation of the Township of Toronto on September 30, 1964, as #6631. The claim set forth in the Writ of Summons is as follows:

(a) A declaration that expropriating by-law #4853 of the Corporation of the Township of Toronto, passed on the 27th day of July, 1964, is invalid.

(b) An injunction restraining the defendant Corporation, its officers, servants and agents from entering upon the plaintiff's said land. which lands are more particularly described as follows: (description enclosed in Writ).

Mr. Goodman of Phillips and Phillips goes on to say that they trust that no further procedings will be taken under the expropriation, in view of this action; and, that they will communicate with the Corporation with reference to this matter in the next week and are withholding service of the Writ until such time as they have had an opportunity of discussing this claim with the Corporation. Mr. Phillips of Phillips and Phillips was invited to attend the General Committee meeting at 10:00 a.m., but because of illness he was unable to attend. The Deputy Township Engineer was present for this item and informed the General Committee that the contract could be proceded with on land the Township now own.

RECOMMENDATION: That the Township proceed with the road contract at the intersection of Lorne Park Road, Glen Road and Birchview Drive on land the Township now own, to afford Mr. Phillips the opportunity to attempt to negotiate a settlement; and further, that the Township Solicitor prepare and submit a report within three weeks time in regards to the validity of By-law #4853.

716. FILE 164-61 - SELECT COMMITTEE ON MUNICIPAL & RELATED ACTS (TOWNSHIP OF TORONTO HYDRO & P.U.C.) (#666)

At its meeting on September 25, 1964, the Committee considered a letter dated September 17, 1964, from the Chairman of the Township of Toronto Hydro Electric Commission. This letter comments on the recommendation of a Select Commission of the Legislature, which

would place Hydro and other utilities under a Committee of Council rather than under separate Commissions. At that time it was decided that a member of the P.U.C. and the Hydro Commission be requested to meet with Council and further that legislation be checked to determine the maximum number of members such a commission can have. In a memo dated October 8, 1964, the Township Solicitor informed the Clerk that By-law #939, enacted on the 10th day of February, 1922, created the Township of Toronto Hydro Electric Commission consisting of three members, and By-law #1782, enacted on the 13th day of September, 1954, created the Public Utilities Commission for the Township of Toronto and provided that the Commission should consist of five members. Mr. Wright of the Hydro Commission and the Manager of the Hydro Commission and Mr. Adams of the Public Utilities Commission and the Manager of the Public Utilities Commission appeared before the General Committee to discuss the recommendation of the Select Committee of the Legislature. After a full discussion on this item, it was decided to recommend to Council that the Corporation of the Township of Toronto notify the Select Committee of the Legislature of the Corporation's intent to make a submission to them in the near future; and further the Public Utilities Commission and the Hydro Commission and the Township Manager be requested to submit a brief to the General Committee within six weeks time,

RECOMMENDATION: That the Corporation of the Township of Toronto notify the Select Committee of the Legislature of the Corporation's intent to make a submission to them in the near future; and further, that the Public Utilities Commission, the Hydro Commission and the Township Manager be requested to submit a brief to the General Committee within six weeks time.

717. FILE 7-64 - CLERKS GENERAL (DEVELOPMENT IN COOKSVILLE AREA)

Mr. Ross Raymond requested an opportunity to discuss the problem of servicing the area west of Highway #10 and north of Upper Middle Road with the General Committee. Mr. Ross Raymond, Mr. O'Marra, Mr. Von Bulow of Kleinfeldt Associates Ltd. and Mr. Collinson of Gordon Irwin Limited appeared before the General Committee to discuss this item. The Deputy Township Engineer was also present on this item. The lands under consideration on this item include the Whaley property, the Braithwaite property, the Kinderlaw property and the Hanson property. This meeting was considered to be a preliminary discussion period on the west Cooksville area. There are many problems that have to be straightened out before a method of providing services for this area can be determined, such as the method of servicing and the financial responsibility of the subdividers in the area and the Corporation.

RECOMMENDATION: That the Township Engineer prepare a report on the servicing with sanitary and storm sewers the area west of #10 Highway, north of Upper Middle Road, east of Glengarry Road, Erindale Station Road and south of Burnhamthorpe Road West. This report is to be submitted for consideration by Council. It is further recommended that the Planning Department be requested to continue with their studies of the subject area.

718. FILE 28-64 - STREET LIGHT PROGRAMME 1964 (STREETSVILLE ROAD & BARBERTOWN ROAD) (#631)

At its meeting on September 14, 1964, Council adopted General Committee recommendation that the Township Hydro be requested to install lights on Barbertown Road. In a letter dated October 13, 1964, the Manager of the Hydro Electric Commission has recommended that 30 - 250 Watt

Mercury Vapour Units, spaced on an average of 200 feet apart, 6' upswept brackets, be installed on Streetsville Road and that 4 - 200 watt Little Giant Luminaires and 10 - 100 watt Wembley Units be installed on Barbertown Road. The estimated Capital Cost is $7,400.00 with an estimated cost to the Township of $1,334.24 annually.

RECOMMENDATION: That the recommendation of the Manager of the Hydro Electric Commission for 30 - 250 watt Mercury Vapour Units, spaced on an average of 200 feet apart, 6' upswept brackets, to be installed on Streetsville Road and for 4 - 200 watt Little Giant Luminaires and 10 - 100 watt Wembley Units to be installed on Barbertown Road be adopted.

719. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#617)

Mr. J. D. Strachan, Assistant to the Managing Director of United Lands Corporation, has requested the Township to bear at least part of the cost of the development of Block Q on this proposed plan for the construction of the road. Mr. Strachan suggests that United Lands should not be held entirely responsible for the construction of the road that should have been dedicated to the Township many years ago and completed by the developer of these lands. Block Q lies immediately north-west of Lot 1, Registered Plan 469 and will provide access to a part of United Lands Corporation proposed plan from Liruma Road. This item was referred to the Township Engineer for comment. The Township Engineer's opinion is that the road on Block Q is required only as a result of the development of the Park Royal North subdivision (United Lands Corporation) and consequently, feels that the entire cost of same should be borne by the developer.

RECOMMENDATION: That the developer of the proposed plan of subdivision T-15851 shall be responsible for the construction of a road over Block Q on the proposed plan of subidivision T 15851 - United Lands Corporation Limited.

720. FILE 19-64 - ROAD GENERAL (HIGHWAY #5 & CAWTHRA ROAD INTERSECTION)

A copy of a letter from Mr. C. Fraser, District Engineer, Dept. of Highways, was before the General Committee for their consideration. Mr. Fraser was replying to the request that the Dept. of Highways consider the need for a right turn lane on the south-east corner of Cawthra Road and Highway #5. The Dept. of Highways investigated and were unable to recommend the construction of a right turn lane at the south-east corner of Cawthra Road and Highway #5 at this time, as traffic does not warrant its construction. Mr. Fraser further comments that maximum back-up at any one time on Cawthra Road waiting for the green signal, did not exceed 20 vehicles and that these vehicles were all able to clear the intersection during the phase when the green interval was switched to Cawthra Road.

RECOMMENDATION: That the Clerk request the County Council to communicate with the Department of Highways of Ontario with regards to the rephasing of the traffic lights at the intersection of Cawthra Road and #5 Highway to provide a longer green light period for the Cawthra Road traffic.

721. FILE 11-64 - PARKS GENERAL (WELLS PROPERTY) (#669)

On September 28th, Council adopted the following recommendation of the General Committee: "That a by-law to expropriate the required lands from the Wells property, being approximately 13 acres, for the extension of Huron Park be passed by Council."

General Committee considered two new appraisals submitted on the Wells property.

RECOMMENDATION: That the Corporation proceed on the expropriation of the Wells property.

722. FILE 25-64 - WORKS GENERAL (CITY CONTROL SURVEYS) (#655)

On September 25, 1964, General Committee considered a report from the Township Engineer in which he pointed out the advantages of extending the present accurate horizontal control survey now completed throughout the Metropolitan Toronto area and Hamilton. It was decided that the expenditure of approximately $2,500.00 together with one surveyor's time for approximately six weeks be authorized for 1965 by the Township of Toronto in co-operation with the Topographical Surveys for the installation of monuments for horizontal control in the Township south of the Base Line, and that the Township Engineer submit a report on the estimated cost of carrying out this work over the entire Township. General Committee considered a report from the Township Engineer dated October 2, 1964, in which he points out that he believes the increase in cost of completing this programme throughout the entire Township will be approximately $8,000.00. The Township Engineer is not sure that the Department of Mines and Technical Surveys will be in a position to complete this work in 1965, because of other commitments, however, if Council is desirous of having this work completed throughout the Township the Engineer will be pleased to contact them requesting that they carry out a programme in 1965. The Township Engineer is confident that if the topographical survey in Ottawa receives a request by Council at this time, that they would be in a position to

complete the work at least by 1966.

RECOMMENDATION: That the Township Engineer request the Topographical Survey in Ottawa to proceed with the installation of permanent location monuments throughout the southern half of the Township. Said installation to be completed in 1966. Further that 50% of the cost of this programme is to be provided for in the 1965 budget; and further, that it be recommended to Council for 1966 that the remaining cost of this survey be included in the budget of the year 1966.

723. FILE 7-64 - CLERKS GENERAL (APPLICATION FOR LEGISLATION RESPECTING USE OF METROPOLITAN BOUNDARY ROADS FOR TRANSIT PURPOSES)

The Committee considered a request from Mr. A. P. G. Joy, Metropolitan Solicitor for the Municipality of Metropolitan Toronto, to consider and application by Metropolitan Toronto for an amendment to the Municipality of Metropolitan Toronto Act to provide for an extension of the Metropolitan Area to include all of Steeles Avenue for transit purposes, and for the same purposes the entire width of other boundary roads. The only boundary road of the Township of Toronto effected by this application is the Indian Line. It has already been determined that there is some doubt as to the actual location of the eastern boundary of the Township of Toronto, and it has been decided to make an application to the Ontario Municipal Board for a quieting order to determine accurately the boundaries of the Township of Toronto.

RECOMMENDATION: That this item be deferred until the boundaries of the Township of Toronto have been determined by a quieting order issued by the Ontario Municipal Board.

727. FILE REGISTERED PLAN 683 - CEDAR GLEN SUBDIVISION (OLDERSHAW)

General Committee considered a letter dated September 3, 1964, in which Mr. Elias points out that in his opinion, an error has been made in the calculation of the 5% Cash Dedication for this plan of subdivision. Mr. Elias requests that the amount of the 5% be reviewed and recalculated on this plan. After investigating the file on this matter, it is evident that a problem does occur in so far as the procedure used to calculate the 5% in that it was right at the time the procedure was changed by the Department of Municipal Affairs.

RECOMMENDATION: That the 5% Cash Dedication for Registered Plan 683 be taken up with the Department of Municipal Affairs to determine the correct approach in dealing with this matter.

725. FILE 120-64 - DRAINAGE GENERAL (DUNDAS & DIXIE ROADS)

The General Committee considered a report from the Township Engineer dated September 28, 1964, regarding a storm drainage problem in the Dundas - Dixie Road area. The Township Engineer points out that at this time the drainage from an area comprising approximately 70 acres between Dixie Road and Tomken Road and located generally south of the existing Applewood Heights development is conducted into ditches on the north side of the Highway and thereby into a storm sewer system provided by the Department of Highways. However, in the design of the storm sewers, the Department provided only for agricultural run-off and we are informed that they will not permit any connections to this sewer. The Engineering Department has proceeded with a rough estimate of the cost of providing a drainage outlet which would be required from the Shipp lands. The sewer in question would be located on Dundas Street and construct easterly from the Shipp lands to Dixie Road and then southerly on Dixie Road to the Canadian Pacific Railroad right-of-way, and thence easterly

along the railroad to the little Etobicoke Creek for outlet. By constructing the sewer on the north side of the Railroad right-of-way, provision can be made for the draining of an additional 70 acres which lie to the east of Dixie Road and south of Dundas Street. The Township Engineering Department's preliminary estimate for this work on which they reserve an opportunity to reconsider after further engineering has been done, is $270,000.00. Mr. Shipp's engineer has indicated that his client would be willing to participate in the cost, but the amount of the participation has not been established at this time. The Township Engineer further points out that the Department of Highways would be involved in a small measure in this relief sewer and the County of Peel would also be involved.

RECOMMENDATION: That the Township Engineering Department investigate the drainage problem on approximately 140 acres of land in the Dixie - Dundas area, and negotiate with all of the owners involved to determine any possible cost sharing which can be evolved. The Township Engineering Department shall make clear to the owners that this work might not be done in 1965; and further, that the overall storm drainage problem in the Township of Toronto should be investigated by the Township of Toronto Engineering Department.

726. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#617)
FILE 94-63 - CENTENNIAL PROGRAMME (#713)

At its meeting on July 29, 1964, the General Committee considered a request from Anthony Adamson that the Township consider the future of Thorn Lodge, an old house located on the United Lands proposed plan of subdivision T-15851. Council adopted a Committee recommendation that the Township of Toronto Historical Foundation Incorporated

be requested to consider this and other properties in the Township that may be of historical importance so determine whether or not they should be preserved and if so, the priority of consideration. General Committee considered a report dated October 2, 1964, from the Township of Toronto Historical Foundation Inc. In its report the Township of Toronto Historical Foundation advised Council that the recommendation adopted by the Council of the Corporation of the Township of Toronto August 10, 1964, was considered by the Board of Directors at their meeting on Saturday, September 19, 1964. Immediately following the meeting of September 19th, the Board of Directors visited the site, and a thorough inspection of the interior and exterior of Thorne Lodge was made, and they further recommend to Council:

1) The Township of Toronto Historical Foundation Inc. requests that the Council of the Township of Toronto do everything in their power to preserve Thorne Lodge on its original site.
   a) due to its architectural value
   b) it is an outstanding example of local materials used in its construction
   c) it is of definite historical interest to the Township of Toronto

2) The Township of Toronto Historical Foundation feels that if Thorne Lodge was restored it would be of definite use to the Community taking into account the fact that there will be, before too long, a heavy concentration of population in this particular area.

3) Due to the fact that numerous alterations have taken place over the period of years, it is estimated the cost of restoration to its original state would be in the neighbourhood of between $75,000. and $100,000.

4) The Township of Toronto Historical Foundation would like to see the Council of the Township of Toronto explore the possibility of some of the larger local industries undertaking the financing of the restoration of Thorne Lodge as their personal centennial project, under the guidance of the Township of Toronto Historical Foundation Inc.

5) The Township of Toronto Historical Foundation recommends that the Council of the Township of Toronto forward a letter to the Architectural Conservacy in Ontario, 67 Yonge Street, Toronto,

requesting them to come out and view this old building on its site, and also request them to forward their views and comments to the Council.

6) The Township of Toronto Historical Foundation Inc. recommends to the Council that no drastic measures to remove Thorne Lodge be taken at the present time.

Carried

RECOMMENDATION: That the Clerk request the Architectural Conservancy in Ontario, 67 Yonge Street, Toronto, Ontario, to visit and view Thorne Lodge on its site, and also to request them to forward their views and comments to the Council.

727. FILE PROJECT 1-64 - BURNHAMTHORPE FEEDER MAIN (EASEMENT OVER DEPARTMENT OF NATIONAL DEFENCE PROPERTY) (#305)

General Committee considered a memo dated September 28, 1964, in which the Property Agent advised the Committee that an easement comprising 3.072 acres can be obtained from the Department of National Defence for the sum of $12,288.00. This is at the rate of $4,000.00 per acre.

Carried

RECOMMENDATION: That a by-law be passed to authorized the execution of an easement agreement between the Department of National Defence and the Corporation and the P.U.C. whereby the easement over Pt. Lot 10, Conc. 2, S.D.S. is acquired by the Township for the sum of $12,288.00.

728. FILE PROJECT 33-62 - COOKSVILLE SANITARY TRUNK COLLECTOR SEWER FROM C.E.W. TO C.P.R. (McCORMACK EASEMENT) (#290)

General Committee considered a memo dated October 8, 1964, in which the Property Agent advises the Committee that a grant of easement over part of Lots 21 & 22, Conc. 1, S.D.S. from Samuel & Dorothy McCormack for the sum of $4,750.00 can be obtained.

RECOMMENDATION: That a By-law be passed to authorize the execution of a grant of easement dated October 8, 1964, between Samuel & Dorothy

McCormack and the Corporation, whereby the Corporation acquires an easement over part of Lots 21 & 22, Conc. 1, S.D.S. for the sum of $4,750.00.

729. FILE AMENDMENT 173 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA (#628)

General Committee considered this amendment at its meeting on September 9, 1964, General Committee's recommendation that consideration of this amendment be deferred until the Committee's next meeting was adopted by Council. The purpose of this amendment is:

1. To establish a policy relative to the up-dating of the Official Plan as a result of amendments initiated from time to time, and further to permit Base Map changes to the Official Plan without the need for specific amendments in the context of a Plan Consolidation.

2. To amend the Official Plan with respect to specific land use changes which, until the approval of this amendment, cannot be interpreted to conform with the flexibility provisions of the Official Plan.

Mr. D. Cole of the Planning Department attended the Committee meeting to discuss this item.

RECOMMENDATION: That the necessary by-law to adopt Amendment #173 to the Official Plan of the Township of Toronto Planning Area be passed at Council's next meeting.

730. FILE 57-63 - QUEENSWAY EXTENSION
FILE 163-61 - TREE PLANTING ALONG TOWNSHIP ROAD ALLOWANCES
FILE T-10501 - BALTIC CONSTRUCTION
FILE 118-64 - STREET APPEARANCE COMMITTEE

General Committee considered a memo from the Acting Director of Planning dated October 7, 1964, regarding the planting of trees along the proposed Queensway Extension. In the memo the Acting Director of Planning points out that the Street Appearance Committee at its meeting of October 6, 1964, adopted the following recommendation

:o Council:

"It is recommended to Council that when the Queensway Extension i: constructed, provision be made in the construction contract for the planting of trees to the satisfaction of the Township Parks Dept."

This recommendation was made in connection with two matters referred to the Committee by Council:

1. In July, 1964, Council adopted the Planning Board report with respect to draft plan of subdivision T-10501, known as Baltic Subdivision, which concluded that. Arrangements should be made in the Engineering Agreement for satisfactory screening provisions to the lots abutting the Queensway right-of-way, and should be related to the treatment which will be recommended to the Street Appearance Committee for the lands further east.

2. On July 22, 1963, Council recommended deferral of consideration of a letter from residents of the Dixie-Orchards area, which requested that Council consider the possibility of putting in a planning strip along the proposed alignment of Queensway Extension.

RECOMMENDATION: That when the Queensway Extension is constructed provision be made in a construction contract for the planting of trees to the satisfaction of the Township Parks Department.

731. FILE T-15628 - BURNHAMDALE WOODS (#693)

At General Committee's meeting on September 30, 1964, two questions regarding this plan of subdivision were briefly discussed:

1. The additional access from the plan;
2. The question of negotiation with the School Boards regarding the acquisition of school sites.

The question of alternate access from the plan of subdivision was referred to the Planning Board Staff for a report on the feasibility of putting in a permanent access to Dixie Road, south of proposed Bloor Street. The Committee considered the report from the Acting Director of Planning, in which he points out that during the processing of the North Dixie Community Study and this plan of subdivision -15628, the County Engineer reported to the Planning Department

that in his opinion only Bloor Street should intersect Dixie Road between Highway #5 and Burnhamthorpe Road due to the importance of Dixie Road. It is felt by the Planning Department that the proper overall traffic circulation between the two communities on either side of Dixie Road, the two local collector streets north and south of Bloor Street should be continuous. This matter was discussed with the County Engineer and finally agreed. The acting Director of Planning recommends that a permanent access south of Bloor Street be not required; and further that temporary access be provided pending the construction of permanent alternative access as provided for in the overall plans for the North Dixie Community. In regards to the question of school sites, the Board of Education of the Township of Toronto in a letter dated October 19, 1964, to the Township of Toronto Planning Board have pointed out that the public school site described as Block I on the Burnhamdale Woods plan of subidivision is acceptable to the Board of Education if Lots 79 to 83 are included in the school site. In exchange for this frontage on Havenwood Drive the Board will release the frontage on Fieldgate Drive. The Board also requested that a 10' walkway be deeded to the Township extending along the eastern boundary from the school site to Fieldgate Drive. No agreement on the price of this site has been established between the subdivider and the Board of Education. It is the Board's intention to expropriate this school site. Mr. Montague of the Planning Board Staff, who attended the meeting for this item, informed the Committee that the Minister of Municipal Affairs has vervally agreed to the change in the Burnhamdale Wood Subidivision to encorporate the wishes of the Board of Education of the Township of Toronto. In a letter dated October 20, 1964, the

dministrator and Secretary-Treasurer of the Board of the Combined Roman Catholic Separate Schools of the Township of Toronto has informed the Planning Board that their property committee has agreed that they will accept Block G on the revised plan as a satisfactory site for a separate school.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Planning Board Staff's recommendation as contained in a memorandum dated October 20, 1964, to the Clerk's department be adopted; and further that the Township staff be instructed to proceed with the implementation of the temporary access for the Burnhamdale Woods plan of subdivision T-15628 from Tyneburn Crescent to Bloor Street.

2. That the Board of the Combined Roman Catholic Separate Schools of the Township of Toronto and the Board of Education of the Township of Toronto be requested to proceed with the expropriation of their respective school sites on Burnhamdale Woods proposed plan of subdivision; and further, that they request a hearing before the Ontario Municipal Board in regards to the school site expropriation before this plan is proceeded with.

732. FILE OZ-28-64 - LEONARD GILLIS

The Committee considered an application requesting a change of the Zoning By-law from R4 to RM7D3 to permit apartment type residential development, on property located on the east side of Enola Avenue, south of the C.N.R. tracks, consisting of Lots 7, 8 & 9, R. P. F-20. This site has a frontage on Enola Avenue of 150' and an average depth of approximately 130'. The Planning Board considered this application at its meeting on October 6, 1964, when it was decided to recommend that the application be approved; and further, that Council be requested to hold any public meeting which may be deemed necessary in respect to this application.

RECOMMENDATION: That the owners of land within a radius of 300' of this property under consideration in this application be notified of Council's intention to give consideration to the application at its meeting on November 2, 1964, at 7:30 p.m.

733. FILE 228-62 - GRAVEL PITS (DUMPING OF FLY ASH, CROSS CANADA HAULING)

General Committee considered a request from Cross Canada Hauling (Angelo Guerrieri) to infill property belonging to W. N. Hendry, 2078 Robin Drive part of Lot 14, Conc. 1, S.D.S., with fly ash from the R. L. Hearn Generating Station, Toronto. The Hydro Electric Power Commission of Ontario has informed Mr. Guerrieri that he must have the approval of the Township for the dumping of fly ash. At this time, the Corporation of the Township of Toronto does not have an anti-dumping by-law to cover the dumping of this type of material.

RECOMMENDATION: That the request of Cross Canada Hauling (Angelo Guerrieri) to infill the W. N. Hendry property at 2078 Robin Drive, part of Lot 14, Conc. 1, S.D.S., with fly ash from the R. L. Hearn Generating Station, Toronto, be refused; and further, that an anti-dumping by-law be prepared and presented to Council at its November 2nd meeting.

734. FILE 94-63 - CENTENNIAL PROGRAMME (CENTENNIAL COMMITTEE BRIEF) (#713)

General Committee considered the Township of Toronto Centennial Committee's brief at its meeting on September 30, 1964, when it was decided to defer final consideration of this matter until October 7, 1964. At the General Committee meeting on October 7, 1964, the following three suggestions were put forward:

1. Reeve Speck suggested the Centennial project to be the construction of swimming pools instead of libraries.

2. Deputy Reeve Murray suggested that one section of the Huron Park Community Centre be the Centennial project, thus releasing $210,000.00 from this project for use by Council for the construction of libraries as they are required.

3. Councillor Jenkins suggested that the Committee's proposal to construct branch libraries, be extended by the construction of three branch libraries at the cost of $70,000.00 each.

Council decided at its meeting on October 19, 1964, that three branch libraries shall be construction at a cost of $70,000.00 each as the Centennial project. General Committee gave further consideration at this time to the following recommendations contained in the Centennial Committee brief:

1. That the Township of Toronto undertake its own Centennial Programme.

2. That a member of the Township Staff act as Centennial Co-Ordinator, effective from January 1, 1965.

3. That the Centennial Committee be reconstituted (and perhaps added to) to work out the detailed programme. (This should start immediately).

RECOMMENDATION: This recommendation is in three parts:

1. The Township of Toronto undertake its own Centennial programme.

21 That a member of the Township Staff act as Centennial Co-ordinator, effective from January 1, 1965.

3. That the Centennial Committee be reconstituted to work out the detailed programme.

NOTE: Reeve Speck gave notice that he intends to reopen discussion on this item at the next Council meeting.

735. FILE PROJECT 48-64 - QUEEN ELIZABETH SANITARY SEWER CROSSING

Committee considered a report from the Township Engineer dated October 6, 1964, re sanitary sewer crossing under the Queen Elizabeth Way at Kipper Avenue. The proposed sanitary sewer crossing will run from an existing sewer at Kipper Avenue and the South Service Road to the north side of the North Service Road, and will provide sanitary outlet for future sewers in the Mimico Park area on the north side of the Queen Elizabeth Way. The estimated cost of the proposed 42" diameter sewer is $30,000.00; annual cost to the Corporation $2,715.54.

RECOMMENDATION: That the Township Engineer's report dated October 6. 1964, re sanitary sewer crossing under the Queen Elizabeth Way at Kipper Avenue be adopted.

736. FILE PROJECT 31-64 - SANITARY SEWER, COOKSVILLE CREEK (#570)

The Committee gave consideration to this project which covers the construction of the sewer on easement on the east side of the Cooksville Creek from King Street northerly to Dundas Street. It was originally part of a sewage scheme along the Cooksville Creek from King Street northerly to the C.P.R. which was to be undertaken by the Corporation and the O.W.R.C.. The Township by agreement dated July 31, 1963, undertook to do preliminary work for the provision of an operation by the Commission of sewage works for this Municipality. The project has now been abandoned and the Township must now pay to the O.W.R.C. all costs and expenses in connection with the preliminary work undertaken. This amounts to $6,296.71. This work will be beneficial to the Township in the future once Council decides to undertake the balance of this project consisting of a sewer from Dundas Street northerly to the C.P.R.

RECOMMENDATION: That an agreement between the O.W.R.C. and the Township be executed by the Township as recommended by the Township Engineer in his memo dated October 13, 1964.

737. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE

At Council's meeting on August 24, 1964, the following resolution was passed: "AND RESOLVED that the Township Property Agent negotiate for the required purchase of land necessary for a walkway from Wateska Blvd. to Indian Grove as outlined by the Township Engineer in a letter dated August 17, 1964". General Committee considered a

memo to the Chief Administrative Officer from the Property Dept. dated October 16, 1964, and a letter from Ralph S. McCreath of Day, Wilson, Campbell & Martin to the Township Clerk dated October 20th, 1964. Mr. McCreath represents Mr. Hans Grubmayer, 1464 Wateska Blvd., the owner of Lot #85, Plan 599 in the Township of Toronto, and a letter from Mr. J. A. McDonald, 1476 Wateska Blvd. the owner of Lot 85, R. P. 599 addressed to the Township Clerk and dated October 20, 1964. Mr. Hans Grubmayer appeared before the General Committee on this item. Both of the letters received by the Clerk object to the location of the proposed walkway and suggest that it should be built further to the west on a lot in the new plan of subdivision No. 714. The Property Department have been negotiating for enough property over Lot 19 Plan B-17 for a portion of this walkway for some time, and the suggested compensation for this strip of land, together with the compensation estimated by Sheridan Nurseries Ltd. for a large number of trees, hedges and shrubs that will have to be destroyed is $2,350.00. The Property Department also points out that by the taking of this strip it will reduce the frontage of this lot from 81' to 71' which is below the minimum required by the zoning, and the owner wishes written confirmation that approval of the variance would be granted by the Committee of Adjustment to permit the use of the remainder of the lot for the construction of a single family residence. A minimum of six weeks will be required to process the standard application to the Committee of Adjustment. On top of this it would still be required to purchase a strip of land over part of Lot 9, R. P. 714 to construct the south-easterly end of the said walkway

RECOMMENDATION: That the Property Department submit a report to the General Committee outlining the estimated cost of constructing the Wateska Blvd. - Indian Road walkway in the following manner:

a) Purchase Lot 9, R. P. 714 and Lot 19, R.P. B-17;

b) Construct the walkway on the north-westerly limit of Lot 9, R.P. 714, thence southerly along the rear of the said lot line to a point; thence south-westerly along the north-westerly limit of the said Lot 19, R.P. B-17;

c) Apply to the Committee of Adjustment for a variance on Lot 9, R.P. 714 and Lot 19, R.P. B-17 to permit the erection of dwellings thereon.

d) If the Committee of Adjustment concurs, the possible sale of said lot 9, R.P. 714 and Lot 19, R.P. B-17 on the open market.

e) Take into consideration the possibility of any other damage claims.

738. FILE 7-64 - CLERKS GENERAL (CANADIAN NEWSPAPERS PUBLISHED IN ITALIAN) (#712)

At its meeting on October 7, 1964, General Committee considered a copy of a letter addressed to Reeve Speck from the Daisons Publications Limited requesting the Township to consider taking part in a Centennial Celebrations between October 10 and October 31, 1964. This time has been proclaimed a Centennial of the Italian Settlement in Canada. At that time the Committee was advised that the Centennial issues will be a combined circulation of 50,000 newspapers distributed throughout Canada so that 500,000 Canadians of Italian origin may be made aware of the part that they and their ancestors have played in the development of our country. Circulation of this paper is estimated to be 11,000 between Toronto and Hamilton. At Council meeting on October 19, 1964, a verbal motion was made to refer this matter to the General Committee for a decision.

RECOMMENDATION: That the Reeve place an ad in the two local papers congratulating the Italians on their Centennial of Italian Settlement in Canada. This ad is to be in Italian under the seal of the Corporation; and further, that the Reeve investigate the possibility of including an ad or a message in the various church bulletins in the Township of Toronto. The Corporation will assume the cost of the ads.

739. FILE 6-64 - GENERAL COMMITTEE PROCEDURE

General Committee discussed the implementation of a schedule for General Committee and Council meetings.

RECOMMENDATION: That the Reeve and one member of Council, together with the Chief Administrative Officer submit a recommendation on General Committee schedules and procedures to General Committee at its meeting on October 28; and further, that the Reeve select the member of Council.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED: NOV 2 1964

REEVE

CHAIRMAN

GENERAL COMMITTEE MEETING, OCTOBER 21, 1964

715. FILE REGISTERED PLAN 692 - Rogerswood Estates (Gill Property)

716. FILE 164-61 - Select Committee on Municipal & Related Acts (Township of Toronto Hydro & P.U.C.)

717. FILE 7-64 - Clerks General (Development in Cooksville Area)

718. FILE 28-64 - Street Light Programme 1964 (Streetsville Road & Barbertown Road)

719. FILE T-15851 - United Lands Corporation Limited

720. FILE 19-64 - Roads General (Highway #5 & Cawthra Road intersection)

721. FILE 11-64 - Parks General (Wells Property)

722. FILE 25-64 - Works General (City Control Surveys)

723. FILE 7-64 - Clerks General (Application for Legislation respecting use of Metropolitan Boundary Road for Transit Purposes)

724. FILE REGISTERED PLAN 683 - Cedar Glen Subdivision (Oldershaw)

725. FILE 120-64 - Drainage General (Dundas & Dixie Roads)

726. FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme

727. FILE PROJECT 1-64 - Burnhamthorpe Feeder Main (Easement over Department of National Defence Property)

728. FILE PROJECT 33-62 - Cooksville Sanitary Trunk Collector Sewer from Q.E.W. to C.P.R. (McCormack Easement)

729. FILE AMENDMENT 173 to the Official Plan of the Township of Toronto Planning Area

730. FILE 57-63 - Queensway Extension
FILE 163-61 - Tree Planting along Township Road Allowances
FILE T-10501 - Baltic Construction
FILE 118-64 - Street Appearance Committee

731. FILE T-15628 - Burnhamdale Woods

732. FILE OZ-28-64 - Leonard Gillis

733. FILE 228-62 - Gravel Pits (Dumping of Fly Ash, Cross Canada Hauling)

734. FILE 94-63 - Centennial Programme (Centennial Committee Brief)

735. FILE 48-64 - Queen Elizabeth Sanitary Sewer Crossing

736. FILE PROJECT 31-64 - Sanitary Sewer, Cooksville Creek

737. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

738. FILE 7-64 - Clerks General (Canadian Newspapers published in Italian)

739. FILE 6-64 - General Committee Procedure

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

OCTOBER 21, 1964

THOSE PRESENT: Reeve Speck, Councillors C. Jenkins, V. Vignale, R. K. Harrison, F. J. McKechnie. Councillor Pickell arrived at the meeting for the afternoon session at 2:15 p.m.

STAFF PRESENT: M. D. Henderson and J. Corney.

REPORT NUMBER 34

ITEMS CONSIDERED:

715. FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (GILL PROPERTY) (#496)

The Gill property is located at the intersection of Lorne Park Road, Glen Road and Birchview Drive, and is described as being Pt. Lot 6, R.P. 335 in the Township of Toronto. The Committee considered two letters from Mr. Stanley Goodman of Phillips and Phillips. The first letter dated September 8, 1964, advised the Corporation that Mr. & Mrs. Gill had instructed the firm of Phillips and Phillips to commence an action in the Supreme Court of Ontario against the Corporation of the Township of Toronto for a declaration that By-law #4853, a by-law to expropriate a part of the Gill property, is invalid, and for an injunction restraining the Corporation from acting under the said by-law. This letter was submitted to give the Corporation notice of Mr. & Mrs. Gill's intended action. The second letter, dated October 5, 1964, advised the Corporation that action was commenced in the Supreme Court of Ontario against the Corporation of the Township of Toronto on September 30, 1964, as #6631. The claim set forth in the Writ of Summons is as follows:

(a) A declaration that expropriating by-law #4853 of the Corporation of the Township of Toronto, passed on the 27th day of July, 1964, is invalid.

(b) An injunction restraining the defendant Corporation, its officers, servants and agents from entering upon the plaintiff's said land, which lands are more particularly described as follows: (description enclosed in Writ).

Mr. Goodman of Phillips and Phillips goes on to say that they trust that no further procedings will be taken under the expropriation, in view of this action; and, that they will communicate with the Corporation with reference to this matter in the next week and are withholding service of the Writ until such time as they have had an opportunity of discussing this claim with the Corporation. Mr. Phillips of Phillips and Phillips was invited to attend the General Committee meeting at 10:00 a.m., but because of illness he was unable to attend. The Deputy Township Engineer was present for this item and informed the General Committee that the contract could be proceeded with on land the Township now own.

RECOMMENDATION: That the Township proceed with the road contract at the intersection of Lorne Park Road, Glen Road and Birchview Drive on land the Township now own, to afford Mr. Phillips the opportunity to attempt to negotiate a settlement; and further, that the Township Solicitor prepare and submit a report within three weeks time in regards to the validity of By-law #4853.

716. FILE 164-61 - SELECT COMMITTEE ON MUNICIPAL & RELATED ACTS (TOWNSHIP OF TORONTO HYDRO & P.U.C.) (#666)

At its meeting on September 25, 1964, the Committee considered a letter dated September 17, 1964, from the Chairman of the Township of Toronto Hydro Electric Commission. This letter comments on the recommendation of a Select Commission of the Legislature, which

would place Hydro and other utilities under a Committee of Council rather than under separate Commissions. At that time it was decided that a member of the P.U.C. and the Hydro Commission be requested to meet with Council and further that legislation be checked to determine the maximum number of members such a commission can have. In a memo dated October 8, 1964, the Township Solicitor informed the Clerk that By-law #939, enacted on the 10th day of February, 1922, created the Township of Toronto Hydro Electric Commission consisting of three members, and By-law #1782, enacted on the 13th day of September, 1954, created the Public Utilities Commission for the Township of Toronto and provided that the Commission should consist of five members. Mr. Wright of the Hydro Commission and the Manager of the Hydro Commission and Mr. Adams of the Public Utilities Commission and the Manager of the Public Utilities Commission appeared before the General Committee to discuss the recommendation of the Select Committee of the Legislature. After a full discussion on this item, it was decided to recommend to Council that the Corporation of the Township of Toronto notify the Select Committee of the Legislature of the Corporation's intent to make a submission to them in the near future; and further the Public Utilities Commission and the Hydro Commission and the Township Manager be requested to submit a brief to the General Committee within six weeks time.

RECOMMENDATION: That the Corporation of the Township of Toronto notify the Select Committee of the Legislature of the Corporation's intent to make a submission to them in the near future; and further, that the Public Utilities Commission, the Hydro Commission and the Township Manager be requested to submit a brief to the General Committee within six weeks time.

717. FILE 7-64 - CLERKS GENERAL (DEVELOPMENT IN COOKSVILLE AREA)

Mr. Ross Raymond requested an opportunity to discuss the problem of servicing the area west of Highway #10 and north of Upper Middle Road with the General Committee. Mr. Ross Raymond, Mr. O'Marra, Mr. Von Bulow of Kleinfeldt Associates Ltd. and Mr. Collinson of Gordon Irwin Limited appeared before the General Committee to discuss this item. The Deputy Township Engineer was also present on this item. The lands under consideration on this item include the Whaley property, the Braithwaite property, the Kinderlaw property and the Hanson property. This meeting was considered to be a preliminary discussion period on the west Cooksville area. There are many problems that have to be straightened out before a method of providing services for this area can be determined, such as the method of servicing and the financial responsibility of the subdividers in the area and the Corporation.

RECOMMENDATION: That the Township Engineer prepare a report on the servicing with sanitary and storm sewers the area west of #10 Highway, north of Upper Middle Road, east of Glengarry Road, Erindale Station Road and south of Burnhamthorpe Road West. This report is to be submitted for consideration by Council. It is further recommended that the Planning Department be requested to continue with their studies of the subject area.

718. FILE 28-64 - STREET LIGHT PROGRAMME 1964 (STREETSVILLE ROAD & BARBERTOWN ROAD) (#631)

At its meeting on September 14, 1964, Council adopted General Committee recommendation that the Township Hydro be requested to install lights on Barbertown Road. In a letter dated October 13, 1964, the Manager of the Hydro Electric Commission has recommended that 30 - 250 watt

Mercury Vapour Units, spaced on an average of 200 feet apart, 6' upswept brackets, be installed on Streetsville Road and that 4 - 200 watt Little Giant Luminaires and 10 - 100 watt Wembley Units be installed on Barbertown Road. The estimated Capital Cost is $7,400.00 with an estimated cost to the Township of $1,334.24 annually.

RECOMMENDATION: That the recommendation of the Manager of the Hydro Electric Commission for 30 - 250 watt Mercury Vapour Units, spaced on an average of 200 feet apart, 6' upswept brackets, to be installed on Streetsville Road and for 4 - 200 watt Little Giant Luminaires and 10 - 100 watt Wembley Units to be installed on Barbertown Road be adopted.

719. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#617)

Mr. J. D. Strachan, Assistant to the Managing Director of United Lands Corporation, has requested the Township to bear at least part of the cost of the development of Block Q on this proposed plan for the construction of the road. Mr. Strachan suggests that United Lands should not be held entirely responsible for the construction of the road that should have been dedicated to the Township many years ago and completed by the developer of these lands. Block Q lies immediately north-west of Lot 1, Registered Plan 469 and will provide access to a part of United Lands Corporation proposed plan from Liruma Road. This item was referred to the Township Engineer for comment. The Township Engineer's opinion is that the road on Block Q is required only as a result of the development of the Park Royal North subdivision (United Lands Corporation) and consequently, feels that the entire cost of same should be borne by the developer.

RECOMMENDATION: That the developer of the proposed plan of subdivision T-15851 shall be responsible for the construction of a road over Block Q on the proposed plan of subidivision T-15851 - United Lands Corporation Limited.

720. FILE 19-64 - ROAD GENERAL (HIGHWAY #5 & CAWTHRA ROAD INTERSECTION)

A copy of a letter from Mr. C. Fraser, District Engineer, Dept. of Highways, was before the General Committee for their consideration. Mr. Fraser was replying to the request that the Dept. of Highways consider the need for a right turn lane on the south-east corner of Cawthra Road and Highway #5. The Dept. of Highways investigated and were unable to recommend the construction of a right turn lane at the south-east corner of Cawthra Road and Highway #5 at this time, as traffic does not warrant its construction. Mr. Fraser further comments that maximum back-up at any one time on Cawthra Road waiting for the green signal, did not exceed 20 vehicles and that these vehicles were all able to clear the intersection during the phase when the green interval was switched to Cawthra Road.

RECOMMENDATION: That the Clerk request the County Council to communicate with the Department of Highways of Ontario with regards to the rephasing of the traffic lights at the intersection of Cawthra Road and #5 Highway to provide a longer green light period for the Cawthra Road traffic.

721. FILE 11-64 - PARKS GENERAL (WELLS PROPERTY) (#669)

On September 28th, Council adopted the following recommendation of the General Committee: "That a by-law to expropriate the required lands from the Wells property, being approximately 13 acres, for the extension of Huron Park be passed by Council."

General Committee considered two new appraisals submitted on the Wells property.

RECOMMENDATION: That the Corporation proceed on the expropriation of the Wells property.

722. FILE 25-64 - WORKS GENERAL (CITY CONTROL SURVEYS) (#655)

On September 25, 1964, General Committee considered a report from the Township Engineer in which he pointed out the advantages of extending the present accurate horizontal control survey now completed throughout the Metropolitan Toronto area and Hamilton. It was decided that the expenditure of approximately $2,500.00 together with one surveyor's time for approximately six weeks be authorized for 1965 by the Township of Toronto in co-operation with the Topographical Surveys for the installation of monuments for horizontal control in the Township south of the Base Line, and that the Township Engineer submit a report on the estimated cost of carrying out this work over the entire Township. General Committee considered a report from the Township Engineer dated October 2, 1964, in which he points out that he believes the increase in cost of completing this programme throughout the entire Township will be approximately $8,000.00. The Township Engineer is not sure that the Department of Mines and Technical Surveys will be in a position to complete this work in 1965, because of other commitments, however, if Council is desirous of having this work completed throughout the Township the Engineer will be pleased to contact them requesting that they carry out a programme in 1965. The Township Engineer is confident that if the topographical survey in Ottawa receives a request by Council at this time, that they would be in a position to

complete the work at least by 1966.

RECOMMENDATION: That the Township Engineer request the Topographical Survey in Ottawa to proceed with the installation of permanent location monuments throughout the southern half of the Township. Said installation to be completed in 1966. Further that 50% of the cost of this programme is to be provided for in the 1965 budget; and further, that it be recommended to Council for 1966 that the remaining cost of this survey be included in the budget of the year 1966.

723. FILE 7-64 - CLERKS GENERAL (APPLICATION FOR LEGISLATION RESPECTING USE OF METROPOLITAN BOUNDARY ROADS FOR TRANSIT PURPOSES)

The Committee considered a request from Mr. A. P. G. Joy, Metropolitan Solicitor for the Municipality of Metropolitan Toronto, to consider and application by Metropolitan Toronto for an amendment to the Municipality of Metropolitan Toronto Act to provide for an extension of the Metropolitan Area to include all of Steeles Avenue for transit purposes, and for the same purposes the entire width of other boundary roads. The only boundary road of the Township of Toronto effected by this application is the Indian Line. It has already been determined that there is some doubt as to the actual location of the eastern boundary of the Township of Toronto, and it has been decided to make an application to the Ontario Municipal Board for a quieting order to determine accurately the boundaries of the Township of Toronto.

RECOMMENDATION: That this item be deferred until the boundaries of the Township of Toronto have been determined by a quieting order issued by the Ontario Municipal Board.

724. FILE REGISTERED PLAN 683 - CEDAR GLEN SUBDIVISION (OLDERSHAW)

General Committee considered a letter dated September 3, 1964, in which Mr. Elias points out that in his opinion, an error has been made in the calculation of the 5% Cash Dedication for this plan of subdivision. Mr. Elias requests that the amount of the 5% be reviewed and recalculated on this plan. After investigating the file on this matter, it is evident that a problem does occur in so far as the procedure used to calculate the 5% in that it was right at the time the procedure was changed by the Department of Municipal Affairs.

RECOMMENDATION: That the 5% Cash Dedication for Registered Plan 683 be taken up with the Department of Municipal Affairs to determine the correct approach in dealing with this matter.

725. FILE 120-64 - DRAINAGE GENERAL (DUNDAS & DIXIE ROADS)

The General Committee considered a report from the Township Engineer dated September 28, 1964, regarding a storm drainage problem in the Dundas - Dixie Road area. The Township Engineer points out that at this time the drainage from an area comprising approximately 70 acres between Dixie Road and Tomken Road and located generally south of the existing Applewood Heights development is conducted into ditches on the north side of the Highway and thereby into a storm sewer system provided by the Department of Highways. However, in the design of the storm sewers, the Department provided only for agricultural run-off and we are informed that they will not permit any connections to this sewer. The Engineering Department has proceeded with a rough estimate of the cost of providing a drainage outlet which would be required from the Shipp lands. The sewer in question would be located on Dundas Street and construct easterly from the Shipp lands to Dixie Road and then southerly on Dixie Road to the Canadian Pacific Railroad right-of-way, and thence easterly

along the railroad to the little Etobicoke Creek for outlet. By constructing the sewer on the north side of the Railroad right-of-way, provision can be made for the draining of an additional 70 acres which lie to the east of Dixie Road and south of Dundas Street. The Township Engineering Department's preliminary estimate for this work on which they reserve an opportunity to reconsider after further engineering has been done, is $270,000.00. Mr. Shipp's engineer has indicated that his client would be willing to participate in the cost, but the amount of the participation has not been established at this time. The Township Engineer further points out that the Department of Highways would be involved in a small measure in this relief sewer and the County of Peel would also be involved.

RECOMMENDATION: That the Township Engineering Department investigate the drainage problem on approximately 140 acres of land in the Dixie - Dundas area, and negotiate with all of the owners involved to determine any possible cost sharing which can be evolved. The Township Engineering Department shall make clear to the owners that this work might not be done in 1965; and further, that the overall storm drainage problem in the Township of Toronto should be investigated by the Township of Toronto Engineering Department.

726. FILE T-15851 - UNITED LANDS CORPORATION LIMITED (#617)
FILE 94-63 - CENTENNIAL PROGRAMME (#713)

At its meeting on July 29, 1964, the General Committee considered a request from Anthony Adamson that the Township consider the future of Thorn Lodge, an old house located on the United Lands proposed plan of subdivision T-15851. Council adopted a Committee recommendation that the Township of Toronto Historical Foundation Incorporated

be requested to consider this and other properties in the Township that may be of historical importance to determine whether or not they should be preserved and if so, the priority of consideration. General Committee considered a report dated October 2, 1964, from the Township of Toronto Historical Foundation Inc. In its report the Township of Toronto Historical Foundation advised Council that the recommendation adopted by the Council of the Corporation of the Township of Toronto August 10, 1964, was considered by the Board of Directors at their meeting on Saturday, September 19, 1964. Immediately following the meeting of September 19th, the Board of Directors visited the site, and a thorough inspection of the interior and exterior of Thorne Lodge was made, and they further recommend to Council:

1) The Township of Toronto Historical Foundation Inc. requests that the Council of the Township of Toronto do everything in their power to preserve Thorne Lodge on its original site.
   a) due to its architectural value
   b) it is an outstanding example of local materials used in its construction
   c) it is of definite historical interest to the Township of Toronto

2) The Township of Toronto Historical Foundation feels that if Thorne Lodge was restored it would be of definite use to the Community taking into account the fact that there will be, before too long, a heavy concentration of population in this particular area.

3) Due to the fact that numerous alterations have taken place over the period of years, it is estimated the cost of restoration to its original state would be in the neighbourhood of between $75,000. and $100,000.

4) The Township of Toronto Historical Foundation would like to see the Council of the Township of Toronto explore the possibility of some of the larger local industries undertaking the financing of the restoration of Thorne Lodge as their personal centennial project, under the guidance of the Township of Toronto Historical Foundation Inc.

5) The Township of Toronto Historical Foundation recommends that the Council of the Township of Toronto forward a letter to the Architectural Conservacy in Ontario, 67 Yonge Street, Toronto,

requesting them to come out and view this old building on its site, and also request them to forward their views and comments to the Council.

6) The Township of Toronto Historical Foundation Inc. recommends to the Council that no drastic measures to remove Thorne Lodge be taken at the present time.

Carried

RECOMMENDATION: That the Clerk request the Architectural Conservacy in Ontario, 67 Yonge Street, Toronto, Ontario, to visit and view Thorne Lodge on its site, and also to request them to forward their views and comments to the Council.

727. FILE PROJECT 1-64 - BURNHAMTHORPE FEEDER MAIN (EASEMENT OVER DEPARTMENT OF NATIONAL DEFENCE PROPERTY) (#305)

General Committee considered a memo dated September 28, 1964, in which the Property Agent advised the Committee that an easement comprising 3.072 acres can be obtained from the Department of National Defence for the sum of $12,288.00. This is at the rate of $4,000.00 per acre.

Carried

RECOMMENDATION: That a by-law be passed to authorized the execution of an easement agreement between the Department of National Defence and the Corporation and the P.U.C. whereby the easement over Pt. Lot 10, Conc. 2, S.D.S. is acquired by the Township for the sum of $12,288.00.

728. FILE PROJECT 33-62 - COOKSVILLE SANITARY TRUNK COLLECTOR SEWER FROM Q.E.W. TO C.P.R. (McCORMACK EASEMENT) (#290)

General Committee considered a memo dated October 8, 1964, in which the Property Agent advises the Committee that a grant of easement over part of Lots 21 & 22, Conc. 1, S.D.S. from Samuel & Dorothy McCormack for the sum of $4,750.00 can be obtained.

RECOMMENDATION: That a By-law be passed to authorize the execution of a grant of easement dated October 8, 1964, between Samuel & Dorothy

McCormack and the Corporation, whereby the Corporation acquires an easement over part of Lots 21 & 22, Conc. 1, S.D.S. for the sum of $4,750.00.

729. FILE AMENDMENT 173 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA (#628)

General Committee considered this amendment at its meeting on September 9, 1964, General Committee's recommendation that consideration of this amendment be deferred until the Committee's next meeting was adopted by Council. The purpose of this amendment is:

1. To establish a policy relative to the up-dating of the Official Plan as a result of amendments initiated from time to time, and further to permit Base Map changes to the Official Plan without the need for specific amendments in the context of a Plan Consolidation.

2. To amend the Official Plan with respect to specific land use changes which, until the approval of this amendment, cannot be interpreted to conform with the flexibility provisions of the Official Plan.

Mr. D. Cole of the Planning Department attended the Committee meeting to discuss this item.

RECOMMENDATION: That the necessary by-law to adopt Amendment #173 to the Official Plan of the Township of Toronto Planning Area be passed at Council's next meeting.

730. FILE 57-63 - QUEENSWAY EXTENSION
FILE 163-61 - TREE PLANTING ALONG TOWNSHIP ROAD ALLOWANCES
FILE T-10501 - BALTIC CONSTRUCTION
FILE 118-64 - STREET APPEARANCE COMMITTEE

General Committee considered a memo from the Acting Director of Planning dated October 7, 1964, regarding the planting of trees along the proposed Queensway Extension. In the memo the Acting Director of Planning points out that the Street Appearance Committee at its meeting of October 6, 1964, adopted the following recommendation

to Council:

"It is recommended to Council that when the Queensway Extension is constructed, provision be made in the construction contract for the planting of trees to the satisfaction of the Township Parks Dept."

This recommendation was made in connection with two matters referred to the Committee by Council:

1. In July, 1964, Council adopted the Planning Board report with respect to draft plan of subdivision T-10501, known as Baltic Subdivision, which concluded that. Arrangements should be made in the Engineering Agreement for satisfactory screening provisions to the lots abutting the Queensway right-of-way, and should be related to the treatment which will be recommended to the Street Appearance Committee for the lands further east.

2. On July 22, 1963, Council recommended deferral of consideration of a letter from residents of the Dixie-Orchards area, which requested that Council consider the possibility of putting in a planning strip along the proposed alignment of Queensway Extension.

RECOMMENDATION: That when the Queensway Extension is constructed provision be made in a construction contract for the planting of trees to the satisfaction of the Township Parks Department.

731. FILE T-15628 - BURNHAMDALE WOODS (#693)

At General Committee's meeting on September 30, 1964, two questions regarding this plan of subdivision were briefly discussed:

1. The additional access from the plan;
2. The question of negotiation with the School Boards regarding the acquisition of school sites.

The question of alternate access from the plan of subdivision was referred to the Planning Board Staff for a report on the feasibility of putting in a permanent access to Dixie Road, south of proposed Bloor Street. The Committee considered the report from the Acting Director of Planning, in which he points out that during the processing of the North Dixie Community Study and this plan of subdivision T-15628, the County Engineer reported to the Planning Department

that in his opinion only Bloor Street should intersect Dixie Road between Highway #5 and Burnhamthorpe Road due to the importance of Dixie Road. It is felt by the Planning Department that the proper overall traffic circulation between the two communities on either side of Dixie Road, the two local collector streets north and south of Bloor Street should be continuous. This matter was discussed with the County Engineer and finally agreed. The acting Director of Planning recommends that a permanent access south of Bloor Street be not required; and further that temporary access be provided pending the construction of permanent alternative access as provided for in the overall plans for the North Dixie Community. In regards to the question of school sites, the Board of Education of the Township of Toronto in a letter dated October 19, 1964, to the Township of Toronto Planning Board have pointed out that the public school site described as Block I on the Burnhamdale Woods plan of subidivision is acceptable to the Board of Education if Lots 79 to 83 are included in the school site. In exchange for this frontage on Havenwood Drive the Board will release the frontage on Fieldgate Drive. The Board also requested that a 10' walkway be deeded to the Township extending along the eastern boundary from the school site to Fieldgate Drive. No agreement on the price of this site has been established between the subdivider and the Board of Education. It is the Board's intention to expropriate this school site. Mr. Montague of the Planning Board Staff, who attended the meeting for this item, informed the Committee that the Minister of Municipal Affairs has vervally agreed to the change in the Burnhamdale Woods Subidivision to encorporate the wishes of the Board of Education of the Township of Toronto. In a letter dated October 20, 1964, the

Administrator and Secretary-Treasurer of the Board of the Combined Roman Catholic Separate Schools of the Township of Toronto has informed the Planning Board that their property committee has agreed that they will accept Block G on the revised plan as a satisfactory site for a separate school.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Planning Board Staff's recommendation as contained in a memorandum dated October 20, 1964, to the Clerk's department be adopted; and further that the Township staff be instructed to proceed with the implementation of the temporary access for the Burnhamdale Woods plan of subdivision T-15628 from Tyneburn Crescent to Bloor Street.

2. That the Board of the Combined Roman Catholic Separate Schools of the Township of Toronto and the Board of Education of the Township of Toronto be requested to proceed with the expropriation of their respective school sites on Burnhamdale Woods proposed plan of subdivision; and further, that they request a hearing before the Ontario Municipal Board in regards to the school site expropriation before this plan is proceded with.

732. FILE OZ-28-64 - LEONARD GILLIS

The Committee considered an application requesting a change of the Zoning By-law from R4 to RM7D3 to permit apartment type residential development, on property located on the east side of Enola Avenue, south of the C.N.R. tracks, consisting of Lots 7, 8 & 9, R. P. F-20. This site has a frontage on Enola Avenue of 150' and an average depth of approximately 130'. The Planning Board considered this application at its meeting on October 6, 1964, when it was decided to recommend that the application be approved; and further, that Council be requested to hold any public meeting which may be deemed necessary in respect to this application.

RECOMMENDATION: That the owners of land within a radius of 300' of this property under consideration in this application be notified of Council's intention to give consideration to the application at its meeting on November 2, 1964, at 7:30 p.m.

733. FILE 228-62 - GRAVEL PITS (DUMPING OF FLY ASH, CROSS CANADA HAULING)

General Committee considered a request from Cross Canada Hauling (Angelo Guerrieri) to infill property belongint to W. N. Hendry, 2078 Robin Drive part of Lot 14, Conc. 1, S.D.S., with fly ash from the R. L. Hearn Generating Station, Toronto. The Hydro Electric Power Commission of Ontario has informed Mr. Guerrieri that he must have the approval of the Township for the dumping of fly ash. At this time, the Corporation of the Township of Toronto does not have an anti-dumping by-law to cover the dumping of this type of material.

RECOMMENDATION: That the request of Cross Canada Hauling (Angelo Guerrieri) to infill the W. N. Hendry property at 2078 Robin Drive, part of Lot 14, Conc. 1, S.D.S., with fly ash from the R. L. Hearn Generating Station, Toronto, be refused; and further, that an anti-dumping by-law be prepared and presented to Council at its November 2nd meeting.

734. FILE 94-63 - CENTENNIAL PROGRAMME (CENTENNIAL COMMITTEE BRIEF) (#713)

General Committee considered the Township of Toronto Centennial Committee's brief at its meeting on September 30, 1964, when it was decided to defer final consideration of this matter until October 7, 1964. At the General Committee meeting on October 7, 1964, the following three suggestions were put forward:

1. Reeve Speck suggested the Centennial project to be the construction of swimming pools instead of libraries.

2. Deputy Reeve Murray suggested that one section of the Huron Park Community Centre be the Centennial project, thus releasing $210,000.00 from this project for use by Council for the construction of libraries as they are required.

3. Councillor Jenkins suggested that the Committee's proposal to construct branch libraries, be extended by the construction of three branch libraries at the cost of $70,000.00 each.

Council decided at its meeting on October 19, 1964, that three branch libraries shall be construction at a cost of $70,000.00 each as the Centennial project. General Committee gave further consideration at this time to the following recommendations contained in the Centennial Committee brief:

1. That the Township of Toronto undertake its own Centennial Programme.

2. That a member of the Township Staff act as Centennial Co-Ordinator, effective from January 1, 1965.

3. That the Centennial Committee be reconstituted (and perhaps added to) to work out the detailed programme. (This should start immediately).

RECOMMENDATION: This recommendation is in three parts:

1. The Township of Toronto undertake its own Centennial programme.

21 That a member of the Township Staff act as Centennial Co-ordinator, effective from January 1, 1965.

3. That the Centennial Committee be reconstituted to work out the detailed programme.

NOTE: Reeve Speck gave notice that he intends to reopen discussion on this item at the next Council meeting.

735. FILE PROJECT 48-64 - QUEEN ELIZABETH SANITARY SEWER CROSSING

Committee considered a report from the Township Engineer dated October 6, 1964, re sanitary sewer crossing under the Queen Elizabeth Way at Kipper Avenue. The proposed sanitary sewer crossing will run from an existing sewer at Kipper Avenue and the South Service Road to the north side of the North Service Road, and will provide sanitary outlet for future sewers in the Munden Park area on the north side of the Queen Elizabeth Way. The estimated cost of the proposed 15" diameter sewer is $30,000.00; annual cost to the Corporation $2,615.54.

RECOMMENDATION: That the Township Engineer's report dated October 6, 1964, re sanitary sewer crossing under the Queen Elizabeth Way at Kipper Avenue be adopted.

736. FILE PROJECT 31-64 - SANITARY SEWER, COOKSVILLE CREEK (#670)

The Committee gave consideration to this project which covers the construction of the sewer on easement on the east side of the Cooksville Creek from King Street northerly to Dundas Street. It was originally part of a sewage scheme along the Cooksville Creek from King Street northerly to the C.P.R. which was to be undertaken by the Corporation and the O.W.R.C.. The Township by agreement dated July 31, 1963, undertook to do preliminary work for the provision of an operation by the Commission of sewage works for this Municipality. The project has now been abandoned and the Township must now pay to the O.W.R.C. all costs and expenses in connection with the preliminary work undertaken. This amounts to $6,296.71. This work will be beneficial to the Township in the future once Council decides to undertake the balance of this project consisting of a sewer from Dundas Street northerly to the C.P.R.

RECOMMENDATION: That an agreement between the O.W.R.C. and the Township be executed by the Township as recommended by the Township Engineer in his memo dated October 13, 1964,

737. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE

At Council's meeting on August 24, 1964, the following resolution was passed: "AND RESOLVED that the Township Property Agent negotiate for the required purchase of land necessary for a walkway from Wateska Blvd. to Indian Grove as outlined by the Township Engineer in a letter dated August 17, 1964". General Committee considered a

memo to the Chief Administrative Officer from the Property Dept. dated October 16, 1964, and a letter from Ralph S. McCreath of Day, Wilson, Campbell & Martin to the Township Clerk dated October 20th, 1964. Mr. McCreath represents Mr. Hans Grubmayer, 1484 Wateska Blvd., the owner of Lot #85, Plan 599 in the Township of Toronto, and a letter from Mr. J. A. McDonald, 1476 Wateska Blvd. the owner of Lot 85, R. P. 599 addressed to the Township Clerk and dated October 20, 1964. Mr. Hans Grubmayer appeared before the General Committee on this item. Both of the letters received by the Clerk object to the location of the proposed walkway and suggest that it should be built further to the west on a lot in the new plan of subbdivision No. 714. The Property Department have been negotiating for enough property over Lot 19 Plan B-17 for a portion of this walkway for some time,and the suggested compensation for this strip of land, together with the compensation estimated by Sheridan Nurseries Ltd. for a large number of trees, hedges and shrubs that will have to be destroyed is $2,350.00. The Property Department also points out that by the taking of this strip it will reduce the frontage of this lot from 81' to 71' which is below the minimum required by the zoning, and the owner wishes written confirmation that approval of the variance would be granted by the Committee of Adjustment to permit the use of the remainder of the lot for the construction of a single family residence. A minimum of six weeks will be required to process the standard application to the Committee of Adjustment. On top of this it would still be required to purchase a strip of land over part of Lot 9, R. P. 714 to construct the south-easterly end of the said walkway.

RECOMMENDATION: That the Property Department submit a report to the General Committee outlining the estimated cost of constructing the Wateska Blvd. - Indian Road walkway in the following manner:

a) Purchase Lot 9, R. P. 714 and Lot 19, R.P. B-17;

b) Construct the walkway on the north-westerly limit of Lot 9, R.P. 714, thence southerly along the rear of the said lot line to a point; thence south-westerly along the north-westerly limit of the said Lot 19, R.P. B-17;

c) Apply to the Committee of Adjustment for a variance on Lot 9, R.P. 714 and Lot 19, R.P. B-17 to permit the erection of dwellings thereon.

d) If the Committee of Adjustment concurs, the possible sale of said lot 9, R.P. 714 and Lot 19, R.P. B-17 on the open market.

e) Take into consideration the possibility of any other damage claims.

738. FILE 7-64 - CLERKS GENERAL (CANADIAN NEWSPAPERS PUBLISHED IN ITALIAN) (#712)

At its meeting on October 7, 1964, General Committee considered a copy of a letter addressed to Reeve Speck from the Daisons Publications Limited requesting the Township to consider taking part in a Centennial Celebrations between October 10 and October 31, 1964. This time has been proclaimed a Centennial of the Italian Settlement in Canada. At that time the Committee was advised that the Centennial issues will be a combined circulation of 50,000 newspapers distributed throughout Canada so that 500,000 Canadians of Italian origin may be made aware of the part that they and their ancestors have played in the development of our country. Circulation of this paper is estimated to be 11,000 between Toronto and Hamilton. At Council meeting on October 19, 1964, a verbal motion was made to refer this matter to the General Committee for a decision.

RECOMMENDATION: That the Reeve place an ad in the two local papers congratulating the Italians on their Centennial of Italian Settlement in Canada. This ad is to be in Italian under the seal of the Corporation; and further, that the Reeve investigate the possibility of including an ad or a message in the various church bulletins in the Township of Toronto. The Corporation will assume the cost of the ads.

739. FILE 6-64 - GENERAL COMMITTEE PROCEDURE

General Committee discussed the implementation of a schedule for General Committee and Council meetings.

RECOMMENDATION: That the Reeve and one member of Council, together with the Chief Administrative Officer submit a recommendation on General Committee schedules and procedures to General Committee at its meeting on October 28; and further, that the Reeve select the member of Council.

The meeting adjourned at 5:30 p.m.

REPORT ADOPTED: NOV 2. 1964

REEVE

CHAIRMAN

T 143

RESOLUTION

Nov. 2 SESSION 1964 No.

MOVED BY C D Jenkins

SECONDED BY

Amendment Clause 730, Second Committee report of October 21/64.

Add the following to recommendation # 2.

That the developer of plan T-10501, Baltic Construction, not be required to provide screening for this roadway as a condition in his Engineering agreement.

Ernest A. Hamilton

T 143

RESOLUTION

November 2 SESSION 19 64 No. 1

MOVED BY Victor E. Quale

SECONDED BY

Amendment to amendment
Item # 731 General Committee
Report dated October 21, 1964.

"That this matter be deferred
until Wednesday, November 4, '964

Lost.
R.K. McMullen

T 143

RESOLUTION

November 2 SESSION 1964 No.

MOVED BY R A Seale

SECONDED BY

Amendment to item # 73,
General Committee Report
dated October 21, 1964

"Part 2 of the recommendation
to be deleted; and the following
substituted therefor:
That the necessary by laws
covering the Industrial-Residential
development of Burnhamdale
Woods be presented to Council
for consideration, on the understanding
that these by-laws be not signed by the

RESOLUTION

Nov 2 SESSION 1964 No.

MOVED BY

SECONDED BY

Reeve and Clerk until all conditions have been met, including the filing of expropriation plans by CRCSS #1 and the Board of Educations of The Township of Toronto.

Carried
R.K. on Mellon

Cooksville, Ontario,
November 4, 1964.

A special meeting of Toronto Township Council was held in the Committee Room on the above date. The meeting commenced at 4:00 p.m. with the following members present: Reeve R. W. Speck; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. A. Searle.

Members of staff present: Messrs. M. D.Henderson and Henry E. Stewart.

This meeting was called to consider four by-laws which were held over from the Council meeting on November 2nd, 1964, as follows:

By-law Number 4914 being a by-law to authorize an application to The Ontario Municipal Board for approval of a capital expenditure in the amount of $1,150,546.00 for Secondary School purposes of The Board of Education of the Township of Toronto, of which $313,834.00 is to be debentured, was read a third time, finally passed, signed by the Reeve and the Deputy Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowingof $313,834.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4972.

By-law Number 4928 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $1,000,000.00 for watermain construction, Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $1,275,000.00 (of which $1,000,000.00 is to be debentured) pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4967.

The meeting adjourned at 4:10 p.m.

A/ Reeve

Clerk

Cooksville, Ontario,
November, 2, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Reeve R. W. Speck, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, and R. A. Searle.

The following members of staff were also in attendance: Mr. M. D. Henderson, Treasurer and Chief Administrative Officer, Mr. W. J. Anderson, P. Eng., Township Engineer and K. H.MacDiarmid, Solicitor.

Minutes of the previous meeting were adopted as read.

DEPUTATIONS

CROSS CANADA HAULING - Mr. Angelo Guerarrieri appeared before Council to request permission to dump fly ash from the Hearn Generating Plant in Toronto on lands owned by Mr. W. N. Hendry in the Robin Drive-Hammond Road area. After considerable discussion it was felt it would not be wise at this time, due to the uncertain future of Hammond Road, to infill this property. A resolution was passed approving the infilling of lands owned by Mr. Wm. Newman, Part of Lot 12, Range 3, C.I.R., with fly ash from Hydro Generating Stations, and Mr. Guerarrieri was advised to contact Mr. Newman and the Ontario Hydro in this connection.

RE: BURNHAMDALE WOODS - Mr. S. B. McLaughlin appeared before Council to request that this subdivision be given approval by by-law, with the condition that the agreements be not signed by the Reeve and the Clerk until the expropriation for school site is on title. Mr. McLaughlin agreed to give an undertaking that should it become necessary to arbitrate the price of land for school sites, S. B. McLaughlin Associates agree that the date of expropriation for this purpose shall be deemed to be November 2, 1964, and that price shall be fixed on the basis of an expropriation completed prior to registration of plan of subdivision. Mr. H. J. A. Brown, Business Administrator of the Board of Education of the Township of Toronto, was present for this disucssion and expressed satisfaction that this subdivision should be given approval, and proceed to registration once the expropriation plan is filed on title.

COMMUNICATIONS

The Oakville Beaver - letter from the Editor commending the Township Police Department. Letter to be received and a copy sent to Chief Constable G. L. McGill.

Mrs. Rose Woodall, President Cooksville Senior Citizens - Letter suggesting that the Township's Centennial project be the construction of low rental apartments for senior citizens. Letter to be sent to Mrs. Woodall explaining what is being done in this regard.

University of Toronto - Letter expressing thanks to the Township Engineering Department for courtesy and hospitality extended to Civil Engineering students on a recent field trip. To be received.

Park Royal Community Association - Copy of a report from a committee investigating a complaint concerning debris in the Greenbelt area south of Brookhurst Road. This information to be received.

Building Report for September 1964 with figures for the year to date and for the same period in 1963.

Letter from Mr. M. D. Henderson with respect to expenses in connection with the application of Malton Police Village to be erected into a Village. Motion by Councillor Jenkins that this be received and the Manager's actions be endorsed by Council. This motion carried.

Township of Toronto Fire Department (Malton) - Invitation to members of Council to attend Annual dinner and dance to be held on Nov. 14, at 6:30 p.m. in Malton Police Village Hall. Those wishing to attend should notify G. W. Draper, District Chief, Malton, at 677-4112-3.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee Reports; Councillor McMillan in the Chair.

GENERAL COMMITTEE REPORT DATED OCTOBER 21, 1964

Re: Item No. 715 - FILE REGISTERED PLAN 692 - ROGERSWOOD ESTATES (GILL PROPERTY)

The Solicitor is requested to report within three weeks on the validity of By-law No. 4853.

RE: ITEM #730 - FILE 57-63 - Queensway Extension
FILE 163-61 - Tree Planting along Township Road allowances
FILE T-10501 - Baltic Construction
FILE 118-64 - Street Appearance Committee

The Recommendation on this item was amended to read as follows:

"That when the Queensway Extension is constructed provision be made in a construction contract for the planting of trees to the satisfaction of the Township Parks Department; and further that the Developer of Plan T-10501, Baltic Construction, not be required to provide screening for this roadway as a condition in his Engineering Agreement."

RE: ITEM #731 - FILE T-15628 - BURNHAMDALE WOODS - An amendment to this recommendation was submitted by R. A. Searle, as follows:

"Part 2 of the recommendation to be deleted and the following substituted therefor:
That the necessary by-laws covering the Industrial-Residential development of Burnhamdale Woods be presented to Council for consideration on the understanding that these by-laws be not signed by the Reeve and the Clerk until all conditions have been met, including the filing of expropriation plans by C.R.C.S.S. #1 and the Board of Education of the Township of Toronto."

The following amendment to the amendment was proposed by Councillor Vignale:

"That this matter be deferred until Wednesday, November 4, 1964."

After some discussion, the Amendment to the amendment was voted on and LOST, with the following recorded vote:

Those in favour of amendment to the amendment	Those opposed to amendment to the amendment
V. Vignale	R. A. Searle
R. K. Harrison	F. J. McKechnie
R. K. McMillan	C. D. Jenkins

LOST 3-3
Reeve Speck abstained from voting.

The amendment was then voted on and carried by a vote of 4-3.

RE: ITEM #733 - FILE 228-62 - GRAVEL PITS (Dumping of Fly Ash - Cross Canada Hauling)

Considerable discussion took place on this item. See resolution #221.

A motion for recess was made at 3:15 p.m. and the meeting reconvened at 3:35 p.m. Councillor Searle was not present for the balance of the afternoon.

GENERAL COMMITTEE REPORT DATED OCTOBER 28, 1964

RE: ITEM #743 - REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. (VENTA AVENUE)

The recommendation on this item was amended to read as follows:

"That this request be refused."

ITEM #746

RE: FILE #7-64 - CLERKS GENERAL (USE OF TOWNSHIP PROPERTY) - The recommendation on this item was amended to read as follows:

"That the report dated October 19, 1964, from the Parks and Recreation Department on the subject of use of Township Property and the schedule of charges, be adopted; and further, that all groups affiliated with the Canadian Girl Guides be given use of Township property, free of charge."

RE: ITEM #755 -FILE 7-64 - CLERK^S GENERAL (Mrs. C. Young's Request for Assistance re taxes)

The recommendation on this item was amended to read:

'That Mrs. Young be advised that the only legislation available that would assist her with her problem is an application to the Court of Revision under Section 131(1)(e) of The Assessment Act; and further, that a full study is being carried out by the Provincial Government on problems similar to hers."

RE: ITEM #756 - FILE 6-64 - GENERAL COMMITTEE (COUNCIL AND GENERAL COMMITTEE SCHEDULE)

On page 14 of the report, paragraph 3 in the preamble, was amended as follows:

"In addition to the above recommendation, it is recommended that where Monday or Wednesday is a holiday, that any meeting which would have fallen on that holiday, be held automatically on the following day."

Copies of these reports and amendments are attached to these minutes.

UNFINISHED BUSINESS

TRAFFIC CONGESTION IN MALTON - Councillor McKechnie asked that the Reeve approach County Council to see what action can be taken to have this situation remedied.

RE: DUMPING OF GARBAGE BY ETOBICOKE IN THE SHERWAY AREA - The Clerk was instructed to check again with Etobicoke regarding this matter.

RE: MARTIN PROPERTY IN CHURCHVILLE - Councillor McMillan asked that the acquisition of this property be proceeded with.

RE: SEWAGE FACILITIES FOR THE MALTON AREA - The Reeve asked that this matter be referred to General Committee.

RE: USE OF EMERSON PROPERTY - PARTICULARLY THE HOUSE - Councillor McMillan asked that this matter be referred to General Committee.

BY-LAWS

By-laws 4928, 4967, 4914 and 4972 were withdrawn to be dealt with when three-quarters of the members of Council are present.

A By-law to authorize execution of an agreement for construction of a sanitary sewer in the Township of Toronto (P. N. 46-64) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4951.

A By-law to authorize an application to The Ontario Municipal Board for a Quieting Order (to establish boundaries of the Township) was read a first and second times, and numbered 4952.

A By-law to regulate the dumping of garbage, refuse or waste within the Municipality was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4953.

A By-law to adopt Amendment No. 173 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4906. (This by-law was numbered on a previous agenda)

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system, (Pt. West half Lot 5, Con. 1,WHS - First Line West) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4954.

A By-law to accept a Deed of Land and to establish the lands described therein as part of a municipal highway (pt. Lot 20, Con. 1, NDS - Mavis Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4955.

A By-law to accept a Grant of Easement (Pt. Lot 15, Con. 1,SDS. West End Con-Struction) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4956.

A By-law to accept a Grant of Easement (Pt. Lot 10, Con. 2, SDS. - The Queen for purposes of the P.U.C.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4957.

A By-law to accept a Grant of Easement (pt. Lot 20, R.P.E-19 - Clement) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4958.

A By-law to accept Grants of Easements (Pts. Lot 15, Con. 1, SDS - Robinson) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4959.

A By-law to accept Grant of Easement (Pts. Lots 21 and 22, Tor.12 - McCormack) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4960.

A By-law to authorize the Reeve and the Clerk to sign an Agreement (with Ontario Water Resources re part of Cooksville Creek Sewer) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 4961.

A By-law to accept A Grant of Easement (Pt. Lots 14 and 15, R.P. 716 - Applewood Dixie Ltd.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4962.

A By-law to execute a Deed of Land to Her Majesty the Queen in the Right of Canada (reR.P. 454 cancelled by Judge's order 197) was read a first and second times, and numbered 4963.

A By-law to authorize execution of Agreement between the Corperation of the Township of Toronto and Her Majesty the Queen in right of Canada (see above) was read a first and second times and numbered 4964.

A By-law to authorize the pulling down of an unsafe building (1287 Mississauga Rd. owner F. MacDonald) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4965.

A By-law to amend By-law Number 2273 as amended (OZ-17-64 - Sun Oil Co. Ltd.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4966.

By-law Number 4936 being a by-law to regulate the issuing of Township Hunting Licences was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize an application to the Ontario Municipal Board for approval of an expenditure in the amount of $210,000.00 (of which $70,000.00 is to be debentured),for the construction of three (3) buildings for public library purposes in the Township of Toronto was read a first and second times and numbered 4969.

A By-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and the Township of Toronto Police Association was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4970.

A By-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and the Township of Toronto Fire Fighters Association, Local 1212, International Association of Fire Fighters, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4971.

A By-law to amend By-law Number 2813 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4973. (OZ-22-63 - Stelmach)

A By-law to execute an agreement with Olive M. Martin Limited (Pt. Block B, R.P. 372) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4974.

By-law Number 4636 being a by-law to amend By-law Number 2813 was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto. (OZ-38-63 - Wyndholme)

A By-law to a uthorize the execution of an Engineering Agreement and Financial Agreement between S. B. McLaughlin Associates Limited and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered,4975. (Agreements not be signed until all conditions have been met)

A By-law to authorize the execution of an Industrial Agreement Between S. B. McLaughlin Associates Limited and the Corporation of the Township of Toronto was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4976. (Agreement not to be signed until all conditions have been fulfilled)

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between John F. McLennan, The Corporation of the Township of Toronto and John F. McLennan Limited, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4977.

MOTIONS

Moved by: R. K. McMillan #214
Seconded by: F. J. McKechnie

RESOLVED that General Committee Report dated October 21, 1964, be adopted as amended in items 730 and 731.

CARRIED

Moved by: R. K. McMillan #215
Seconded by: F. J. McKechnie

RESOLVED that General Committee Report dated October 28, 1964, be adopted as amended in items 743, 746, 755 and 756.

CARRIED

Moved by: C. D. Jenkins #216
Seconded by: R. K. Harrison

AND RESOLVED that it be recommended to future Councils that sanitary sewer facilities be made available to the Fifth Line East industrial area, Malton Area, within a period of five years. This is as requested by John T. Hepburn Limited.

CARRIED

Moved by: C. D. Jenkins #217
Seconded by: R. K. Harrison

AND RESOLVED that the Planning Board Staff be requested to review the future road pattern so as to not interfere with the future development of lands owned by Hepburn Steel, West side of Fifth Line East, Malton Area.

CARRIED

Moved by: C. D. Jenkins #218
Seconded by: R. K. Harrison

AND RESOLVED that Peel County Health Unit be requested to investigate and report on the condition of septic tanks located in Plan 617, Township of Toronto.

CARRIED

Moved by: Charles D. Jenkins #219
Seconded by: R. K. Harrison

AND RESOLVED that applications be made to the Ontario Department of Highways for subsidy payments with respect to the additional width of pavement on Bloor Street as being provided by subdivision developments. Payments to the various subdividers in the amount of $7.00 (Seven Dollars) per lineal foot of roadway are hereby authorized upon certificate of the Township Engineer that road construction has proceeded to at least curb and base asphalt stage.

CARRIED

Moved by: C. D. Jenkins #220
Seconded by: R. K. Harrison

AND RESOLVED that the contract for the construction of sanitary sewers in the Fairview Area (P.N. 29-63) be awarded to Bandiera & Sons Limited in the amount of $150,074.72, this being the lowest tender received, subject to Ontario Municipal Board approval.

CARRIED

Moved by: R. K. Harrison #221
Seconded by: C. D. Jenkins

AND RESOLVED that the Township of Toronto approve the infilling of lands owned by Wm. Newman (Pt. Lot 12, Range 3, C.I.R.) with fly ash from the Ontario Hydro Generating Stations, subject to the hauling and filling operations being conducted in a satisfactory manner and in accordance with the regulations of the Township Engineer.

CARRIED

OTHER BUSINESS

Re: Hill on Steeles Ave. West of Third Line West.- Councillor McMillan asked that this be referred to the County for remedial action.

RE: SEPTIC TANKS IN R.P. 617 - Councillor Jenkins asked that this matter be investigated by the Peel County Health Unit and a resolution was passed to this effect.

RE: SANITARY LANDFILL - Councillor McKechnie reported complaints in the Malton Area to the effect that the landfill site is not accessible from Malton. It was suggested to Mr. McKechnie that perhaps a site could be found in the northern part of the Township for a landfill operation.

FORTHCOMING MEETINGS

Tuesday	November 3 - 7:30 p.m. - Planning Board
Wednesday	November 4 - 9:30 a.m. - General Committee
Monday	November 9 - 1:30 p.m. - Council meeting

The meeting recessed at 5:15, to be reconvened at 7:30 p.m.

- -

THOSE PRESENT AT THE EVENING MEETING: Reeve Speck, Councillors Vignale, Jenkins, McMillan, McKechnie and Searle.

PLANNING BOARD STAFF PRESENT: H. Petschar, Acting Director of Planning and J. Montague

DEPUTATIONS:

OZ-28-64 - LEONARD GILLIS - Mr. Petschar outlined this proposal and pointed out the location of the property, which is situated on the east side of Enola Avenue north of No. 2 Highway. The zoning requested is a change from R4 to RM7D3 to permit the erection of a building to contain approximately 15 to 18 apartments. Mr. F. Morgan of 1027 Enola Ave. stated that he was already having trouble due to the Veterinarian's premises to the south and it was suggested by Mr. Plaus, on behalf of the applicant, that possibly the five properties to the south of the subject site would be suitable for redevelopment. When asked how this re-zoning would affect properties on the west side of the street, Reeve Speck advised that in the opinion of the planners this whole area will eventually be redeveloped and built up with apartment buildings.

The Reeve assured those present that consideration is now being given to the school situation in the area and if and when additional schools are required, they will be built by the Township.

This application was dealt with by resolution.

RE: OZ-21-64 - R. G. P. Pennington - Mr. Petschar outlined the nature of this application and location of the property adjacent to the North Service Road, east of Munden Park. The requested zoning is a change from R3 to RM1 and RM7D3 to permit the erection of single and semi-detached dwellings and apartment buildings containing approximately 125 units.

A large number of residents from the Munden Park area attended this meeting. The main objections seemed to be to the construction of semi-detached homes on Selsey Drive (which would be extended to the east) and also a fear of high rise apartment buildings and the general appearance of such buildings. Mr. Sherman who lives at the corner of Pear Tree Road and Selsey Drive expressed concern about increased traffic due to proposed extension to the park area.

The applicant was present and stated that he is prepared to submit a site plan for this development within two weeks' time and accordingly a resolution was passed to defer this matter until the Council meeting to be held on November 23rd, at 7:30 p.m.

RE: OZ-18-64 -CANTERRA LTD: This is an application for rezoning of land at the corner of Floradale Drive and Number 10 Highway (south-west corner) from R3 to RCL1 in order to permit the operation of a real estate office. The only criticism of this proposal was made by the President of the Floradale Ratepayers Association who asked that the green area on this property be extended to the same width as the side yard on the adjoining residential property to the west. This was agreeable to the applicant and a resolution was passed recommending to the Committee of Adjustment that the green area to the west be no less than the adjacent side yard.

The following resolutions were dealt with at this meeting:

Moved by: Victor Vignale #222
Seconded by: R. K. McMillan

BE IT RESOLVED that application OZ-28-64, L. Gillis, for a change of the zoning by-law from R4 to RM7D3 be approved as recommended by the Planning Board on October 6, 1964.

CARRIED

Moved by: C. D. Jenkins #223
Seconded by: R. A. Searle

BE IT RESOLVED that application OZ-21-64, R. G. P. Pennington, be deferred until the applicant prepares a site plan for the development of the proposed plan for the consideration of Council on November 23, 1964, at 7:30 p.m.

CARRIED

Moved by: C. D. Jenkins #224
Seconded by: Victor Vignale

BE IT RESOLVED that application OZ-18-64, Canterra Limited, for a change of the Zoning By-law from R3 to RCL1 be approved as recommended by the Planning Board on September 22, 1964, with one amendment; that it be recommended to the Committee of Adjustment that the green area between the parking on this property and the residential lot to the west be no less than the side yard adjacent to the west.

CARRIED.

There being no further business before the Chair, the meeting adjourned at 9:45 p.m.

Reeve

Clerk

768. FILE 92-64 - Debentures

769. FILE 285-62 - Ontario Housing

770. FILE 3-64 - Assessment General (New Provincial Manual)

771. FILE 285-62 - Ontario Housing

772. FILE T-11991 - Dalewood Investments
FILE T-14249 - Dalewood Investments (Development in the Malton Area in General)

773. FILE 87-63 - Retarded Children Schools

774. FILE 47-64C - Traffic Safety Council, Sidewalks (Airport Road)

775. FILE 116-64 - Marigold Village (Road Closings, Marigold Crescent and Washago Road)

776. FILE REGISTERED PLAN 642 - Dymond Subdivision
FILE 47-64D - Traffic Safety Council, Footpaths (Hill Crest School Walkway)

777. FILE 132-64 - Southdown Road - Highway #2 to Queen Elizabeth Way

778. FILE 125-64 - Application for Consumer Oil Line (Adit Thermal Limited and Domestic Oil Transmission System)

779. FILE T-10021 - Clifton Gardens

780. FILE 131-64 - Minimum Standards (Maintenance and Occupancy By-laws and the Official Plan)

781. FILE PROJECT 190 - Storm Sewer Outlet, Crossfield Bend (Road Closing)

782. FILE 13-64 - Planning General (Urban Renewal Study, Metropolitan Toronto Planning Board)

783. FILE 109-63 - Emmerson Property

784. FILE T-15534 - John F. McLennan

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

NOVEMBER 4, 1964.

THOSE PRESENT: Reeve Speck; Councillors Jenkins, McMillan, Harrison, McKechnie, Vignale & Searle.

STAFF PRESENT: M. D. Henderson and E. Stewart.

REPORT NUMBER 36

ITEMS CONSIDERED:

768. **FILE 92-64 - DEBENTURES** - Mr. J. Pratt of Equitable Securities, attended the Committee's meeting to discuss the details of selling an issue of debentures.

RECOMMENDATION: That Equitable Securities be authorized to offer $2,659,025.00 Township of Toronto Canadian Payment Debentures with a 5½% coupon, at a cost, not to exceed, 5.73.

769. **FILE 235-62 - ONTARIO HOUSING ($675 & 767)** - At the Committee's meeting on September 25, 1964, Councillor Jenkins reported that he had attended a Convention on Public Housing held in Niagara Falls and that he had met with Mr. E. J. Whaley to discuss the new legislation affecting public housing. At that time, he suggested that it would be of interest to the Municipality if Mr. Whaley or a member of his staff could attend the General Committee meeting and discuss the legislation. Mr. Kellett and Mr. Harris, both of the Ontario Housing Corporation,

attended the Committee's meeting. Mr. Kellett gave a full explanation of the legislation and suggested that if the Municipality is interested, that part of the plan could be in effect by the first part of 1965.

RECOMMENDATION: That the Ontario Housing Corporation be requested to proceed with the provision of 72 (seventy-two) family units and 18 (eighteen) senior citizen housing units under "The Ontario Housing Plan", it being understood that the Township will not be required to make any capital contribution toward any of this housing, but that the Township will be obliged to assume 7½%, of the operating loss of the family housing units and will furthermore waive any municipal realty taxes on the senior citizens housing in excess of $25.00 per unit per year.

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has found that the new procedure works very well. Mr. Hooper agreed and pointed out that the new manual will help to correct some of the problems that exist, such as the need for a reassessment on all land in the County, except in the Towns of Streetsville and Port Credit. On the question of reassessment in the Township of Toronto, it was suggested that Mr. Madgett's Department prepare a report setting out a number of properties in each of the different categories in the Township on the basis of the existing assessment compared with the adjustments proposed on the basis of the existing assessment methods and on the basis of the methods outlined in the new manual.

RECOMMENDATION: That the Assessment Commissioner prepare a report using approximately 15 properties from various categories throughout the Township showing:

1. The existing assessment;
2. The proposed adjustments:

   (a) on the basis of the existing methods of assessing;
   (b) on the basis of the methods proposed in the new manual.

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RECOMMENDATION: That the Welfare Department prepare a report on present

needed for welfare purposes of units which will be provided under "The Ontario Housing Plan".

772. FILE T-11991 - DALEWOOD INVESTMENTS
FILE T-14249 - DALEWOOD INVESTMENTS (#643) (DEVELOPMENT IN THE MALTON AREA IN GENERAL) -

At the Committee's meeting on September 16, 1964, a request by Mr. Black of Dalewood Investments to proceed with the small seven lot plan of subdivision at the end of Lipomanis Drive, was considered. It was pointed out at that time that when the larger plan on the east side of the Seventh Line was released, there was only capacity in the Township services for 500 homes and that it was decided to release 500 and some homes providing certificates were obtained for those homes over 500. It was decided at the Committee's meeting that further consideration of Mr. Black's request on the seven lot plan, be deferred pending a report from the Township's Chief Administrative Officer on the existing and proposed services in the Malton area. Arrangements were made that Mr. Kennedy and Mr. Anderson prepared reports on the supply of water and sanitary sewer facilities to the Malton area, because Mr. Black has now requested that Phase II of the larger plan of the site east of the Seventh Line, be proceeded with and Mr. Phillips has requested, on behalf of his clients, that consideration be given to releasing a plan north of Ridgewood Village. Mr. Kennedy and Mr. Anderson attended the Committee's meeting. Mr. Kennedy presented a letter dated November 2, 1964, outlining the proposed method of increasing the water supply to Malton. Mr. Anderson presented a letter of the same date outlining the method of increasing the supply of sanitary sewer

services to the area. Copies of both letters are contained in the above file.

RECOMMENDATION: That further consideration of this item be deferred until the Township's Chief Administrative Officer has had an opportunity to consider the reports from the Manager of the Public Utilities Commission and the Township Engineer and report back to the General Committee on the method of financing.

773. FILE 87-63 - RETARDED CHILDREN SCHOOLS (#740) - Mr. Tress, Chairman of the South Peel Retarded Children Association, attended the General Committee's meeting on October 28, 1964, to discuss new legislation affecting schools for retarded children. It was pointed out that Council must appoint four members to the six member authority required under new legislation and that the new authority will be effective January 1, 1965. During the consideration on this item, the question arose regarding the appointment of Council members to this authority and the appointment of persons who do not live in the Municipality.

RECOMMENDATION: That further consideration of this item be deferred until a copy of the regulations proposed by the Department of Education, have been submitted to the Municipality.

774. FILE 47-64C - TRAFFIC SAFETY COUNCIL, SIDEWALKS (AIRPORT ROAD SIDEWALK) Councillor McKechnie advised that the sidewalk on Airport Road was left in an unsatisfactory condition by the County of Peel following road work. The Sidewalk Committee of the Traffic Safety Council placed this sidewalk on the priority list. The Township Engineering Department was of the

opinion that this is the responsibility of the County of Peel. Mr. McKechnie requested that consideration be given to determine whether or not it is possible to put a standard walkway or sidewalk in this location.

RECOMMENDATION: That further consideration of this item be deferred until a report is received from the County Engineer regarding the history of the sidewalk and any proposal that the County might have for the improvement of it.

775. FILE 116-64 - MARIGOLD VILLAGE (ROAD CLOSINGS, MARIGOLD CRESCENT AND WASHAGO ROAD) ($379)

At the Committee's meeting on May 20, 1964, consideration was given to a request from the British American Oil Co. that steps be taken to close the above streets. The letter pointed out that the 50 houses in Marigold Village would be demolished by December 31, 1964. A letter was sent to B. A. Oil Co. requesting an undertaking that all houses would be demolished rather than moved. When B.A. replied to the letter, it was pointed out that they had entered into a contract with MacNamara Construction to clear the land of these houses but that the Oil Co. could not state whether or not the houses would be demolished or moved. It was later decided to contact MacNamara Construction to determine the destiny of the houses before taking any action regarding the closing of the roads. The Committee was advised that this letter was sent on June 5, 1964, to MacNamara Construction Limited, 42 Industrial Street, Toronto, Ontario, and that it was not until the latter part of August, that it was determined, as a result of phone calls, that the MacNamara Construction Limited in Toronto was not the right company and that it was another

MacNamara Construction managed by a brother living in Oakville that was involved with the British American Oil Co. A letter was immediately sent to Mr. Fred MacNamara and no reply has been received to date. The Committee was also advised that a site inspection showed that almost all of the houses have been demolished on the site and that only about 15 remain standing.

RECOMMENDATION: That the necessary steps be taken to close Marigold Crescent and Washago Road.

776. FILE REGISTERED PLAN 642 - DYMOND SUBDIVISION
FILE 47-64D - TRAFFIC SAFETY COUNCIL, FOOTPATHS (HILL CREST SCHOOL WALKWAY)

The Committee considered a copy of a memo from the Property Agent pointing out that the owners of Lots 176, Registered Plan 642, have requested that the walkway beside their property, be closed and transferred to the adjoining land owners. In Mr. Wilkinson's memo, he pointed out that the Business Administrator for the Board of Education and the Township Engineer have advised that the walkway is no longer necessary.

RECOMMENDATION: That the walkway beside Lot 176, Registered Plan 642, be closed and transferred to the adjacent property owners, providing a letter is received from the Board of Education stating that this walkway will not be required for access to the school.

777. FILE 132-64 - SOUTHDOWN ROAD - HIGHWAY #2 TO QUEEN ELIZABETH WAY -

The Committee considered a report dated October 29, 1964, from the Township Engineer regarding Southdown Road reconstruction. Mr. Anderson

attended the Committee's meeting and with the assistance of detailed plans, explained to the Committee, the proposals under consideration by the Department of Highways. He pointed out that there are two proposals: one an underpass; the other an overpass for the improvement of the intersection of the C.N.R. and Southdown Road. All of the estimated costs and other details regarding the major storm drainage improvement necessary as a part of this project, are outlined in the Township Engineer's report, a copy of which is contained in the above file.

RECOMMENDATION: That the Township Engineer's report dated October 29, 1964, and the plans that form part of that report, be adopted, with the understanding that the Municipality has a preference for an underpass at the C.N.R.

778. FILE 125-64 - APPLICATION FOR CONSUMER OIL LINE (ADIT THERMAL LIMITED AND DOMESTIC OIL TRANSMISSION SYSTEM) (#571) -

The Committee was advised that two applications were received requesting permission to construct consumer oil lines from a central storage system to individual residential homes. It was decided by the Council on August 24, 1964, that a report should be obtained from the Township Fire Chief, the Township Building Department and the Township Engineer on this request. A copy of a joint report as a result of meetings held by the Fire Chief, the Building Commissioner and the Township Engineer, was before the Committee for consideration. A copy of the report dated October 29, 1964, is contained in the above file.

RECOMMENDATION: That the applications by Adit Thermal Limited and Domestic Oil Transmission Systems for permission to construct consumer oil lines from a central storage system to individual residential homes, be refused.

779. FILE T-10021 - CLIFTON GARDENS - This is a proposed plan of subdivision east of Cliff Road, north of the H.E.P.C. It has approximately 34 lots. The plan was approved by the Minister of Municipal Affairs in December of 1961. However, since that time, the application has not proceeded to registration. The Planning Board, at its meeting on October 20, 1964, decided to recommend that the subdivision be declared premature. A copy of the Board's report dated October 20, 1964, was attached to the agenda.

RECOMMENDATION: That the Department of Municipal Affairs be requested to declare proposed plan of subdivision T-10021, Clifton Gardens Development, premature.

780. FILE 131-64 - MINIMUM STANDARDS (MAINTENANCE AND OCCUPANCY BY-LAWS AND THE OFFICIAL PLAN) (#711)

Copies of the following items were before the Committee for its consideration:

1. A copy of a report from the Department of Municipal Affairs setting out information regarding the Official Plan and the Minimum Standards By-law.

2. A copy of a proposed by-law for this Municipality.

Because of the number of questions raised by the members of the General Committee, it was felt necessary to accept the invitation from the Department of Municipal Affairs to discuss the procedure that should be

followed in order to obtain minimum standards legislation for this Municipality.

RECOMMENDATION: That the Reeve appoint a committee of Council which, with the assistance of Township staff, will meet with the Department of Municipal Affairs on the question of minimum standards legislation for the Township and report back to the General Committee.

781. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (ROAD CLOSING)

At the Committee's meeting on June 12, 1963, consideration was given to the disposal of the property as a result of closing a portion of Crossfield Bend. It was decided: "On the basis that the Township is agreeable to semi-detached development in the area, the property be offered for sale for the sum of $2,200.00 to the adjoining land owners, or if one person buys the entire parcel, at $4,400.00". In a memo dated October 26, 1964, the Property Agent pointed out that the Offer to Sell one half of this closed out road allowance has not been accepted by the owner of the abutting lot 235, Plan C-20. The owner of the abutting lot 234, Plan C-20 has indicated his interest in acquiring the whole lot at the asking price of $4,400.00 conditional upon receiving a permit to build a semi-detached dwelling, even though he feels the price too high. The Property Agent requested direction as to whether the Municipality will accept such a conditional offer.

RECOMMENDATION: That a conditional offer to purchase in the amount of $4,400.00 for the closed portion of Crossfield Bend, be accepted; and further, that the Municipality process the necessary application to determine whether or not this parcel of land can be rezoned to RM1.

/82. FILE 13-64 - PLANNING GENERAL (URBAN RENEWAL STUDY, METROPOLITAN TORONTO PLANNING BOARD)

In a letter dated October 26, 1964, to Reeve Speck, Mr. Cullers pointed out that the Metropolitan Toronto Planning Board is currently engaged in a study on urban renewal needs and opportunities throughout the Metropolitan area. The field surveys and other studies have reached the point where he would appreciate an opportunity to meet with Reeve Speck and the Acting Director of Planning or other officials, if necessary, to discuss the study in general and obtain advice and guidance regarding the Township. Mr. Cullers submitted a copy of the work programme which provided background and purpose of the study, as well as a summary of the work being undertaken. It was pointed out to the Committee that any member of the Committee wishing to read the report in detail, can borrow the office copy in the Clerk's Department.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

783. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE (#244) - Councillor McMillan, Chairman of the Credit Valley Conservation Authority, requested an opportunity to discuss with the General Committee, the future use of the Emmerson property.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

784. FILE T-15534 - JOHN F. McLENNAN (#44) - This is a proposed plan of subdivision located in the North Dixie Area. The Committee was advised that an appraisal had been obtained from T. J. Dale Real Estate to determine the amount of the 5% cash in lieu of land dedication on this proposed plan of subdivision.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for the approval of $33,325.00 as the amount of the 5% cash dedication on proposed plan of subdivision T-15534, John F. McLennan.

The meeting adjourned at 4:00 p.m.

REPORT ADOPTED:

Acting REEVE

CHAIRMAN

768. FILE 92-64 - Debentures

769. FILE 285-62 - Ontario Housing

770. FILE 3-64 - Assessment General (New Provincial Manual)

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FILE 47-64D - TRAFFIC SAFETY COUNCIL, FOOTPATHS (HILL CREST SCHOOL WALKWAY)

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The Committee was advised that two applications were received requesting permission to construct consumer oil lines from a central storage system to individual residential homes. It was decided by the Council on August 24, 1964, that a report should be obtained from the Township Fire Chief, the Township Building Department and the Township Engineer on this request. A copy of a joint report as a result of meetings held by the Fire Chief, the Building Commissioner and the Township Engineer, was before the Committee for consideration. A copy of the report dated October 29, 1964, is contained in the above file.

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RECOMMENDATION: That the Department of Municipal Affairs be requested to declare proposed plan of subdivision T-10021, Clifton Gardens Development, premature.

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Copies of the following items were before the Committee for its consideration:

1. A copy of a report from the Department of Municipal Affairs setting out information regarding the Official Plan and the Minimum Standards By-law.

2. A copy of a proposed by-law for this Municipality.

Because of the number of questions raised by the members of the General Committee, it was felt necessary to accept the invitation from the Department of Municipal Affairs to discuss the procedure that should be

followed in order to obtain minimum standards legislation for this Municipality.

RECOMMENDATION: That the Reeve appoint a committee of Council which, with the assistance of Township staff, will meet with the Department of Municipal Affairs on the question of minimum standards legislation for the Township and report back to the General Committee.

781. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (ROAD CLOSING)

At the Committee's meeting on June 12, 1963, consideration was given to the disposal of the property as a result of closing a portion of Crossfield Bend. It was decided: "On the basis that the Township is agreeable to semi-detached development in the area, the property be offered for sale for the sum of $2,200.00 to the adjoining land owners, or if one person buys the entire parcel, at $4,400.00". In a memo dated October 26, 1964, the Property Agent pointed out that the Offer to Sell one half of this closed out road allowance has not been accepted by the owner of the abutting lot 235, Plan C-20. The owner of the abutting lot 234, Plan C-20 has indicated his interest in acquiring the whole lot at the asking price of $4,400.00 conditional upon receiving a permit to build a semi-detached dwelling, even though he feels the price too high. The Property Agent requested direction as to whether the Municipality will accept such a conditional offer.

RECOMMENDATION: That a conditional offer to purchase in the amount of $4,400.00 for the closed portion of Crossfield Bend, be accepted; and further, that the Municipality process the necessary application to determine whether or not this parcel of land can be rezoned to RM1.

782. FILE 13-64 - PLANNING GENERAL (URBAN RENEWAL STUDY, METROPOLITAN TORONTO PLANNING BOARD)

In a letter dated October 26, 1964, to Reeve Speck, Mr. Cullers pointed out that the Metropolitan Toronto Planning Board is currently engaged in a study on urban renewal needs and opportunities throughout the Metropolitan area. The field surveys and other studies have reached the point where he would appreciate an opportunity to meet with Reeve Speck and the Acting Director of Planning or other officials, if necessary, to discuss the study in general and obtain advice and guidance regarding the Township. Mr. Cullers submitted a copy of the work programme which provided background and purpose of the study, as well as a summary of the work being undertaken. It was pointed out to the Committee that any member of the Committee wishing to read the report in detail, can borrow the office copy in the Clerk's Department.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

783. FILE 109-63 - EMERSON PROPERTY, MEADOWVALE (#244) - Councillor McMillan, Chairman of the Credit Valley Conservation Authority, requested an opportunity to discuss with the General Committee, the future use of the Emerson property.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting.

784. FILE T-15534 - JOHN F. McLENNAN (#444) - This is a proposed plan of subdivision located in the North Dixie Area. The Committee was advised that an appraisal had been obtained from T. J. Dale Real Estate to determine the amount of the 5% cash in lieu of land dedication on this proposed plan of subdivision.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for the approval of $33,325.00 as the amount of the 5% cash dedication on proposed plan of subdivision T-15534, John F. McLennan.

The meeting adjourned at 4:00 p.m.

REPORT ADOPTED:

Acting REEVE

CHAIRMAN

Cooksville, Ontario,
November 9, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on November 9th, 1964, commencing at 1:30 p.m. The following members were present: Deputy-Reeve C. M. Murray, Councillors V. Vignale, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. A. Searle.

The following members of Staff were also inattendance: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer, and K. H. MacDiarmid, Solicitor.

Minutes of meetings held on November 2nd and November 4th were adopted as read.

COMMUNICATIONS

Township of Toronto Assessment Department - report on Section 53 assessment for the year to date and comparative figures for the year 1963. Information to be received.

United Nations Association - letter from the President advising that it has been found necessary to cancel the outdoor Carol Sing which had been planned for December 18th in Confederation Square. Letter to be received and filed.

Mr. D. E. Paterson, 2179 Greenhurst Ave. - Copy of letter written by Mr. Paterson to the Township of Etobicoke concerning dumping of refuse along the Etobicoke Creek in the vicinity of the Queensway Hospital. To be received.

County of Peel - Letter enclosing copy of Peel County By-law 1804 being a by-law to control Air Pollution within the County. To be received.

County of Peel - Letter enclosing copy of Peel County By-law #1788 being a by-law for the regulation of signs and gasoline pumps on or adjacent to County Roads. This was referred to General Committee.

Letter from Canadian Legion extending invitation to members of Council to attend Remembrance Day ceremony at the Cenotaph in Port Credit on November 11 at 11:00 a.m. Acting-Reeve Murray asked that as many Councillors as possible arrange to attend this impressive service.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into Committee for presentation of Committee Reports;Councillor McKechnie in the Chair.

GENERAL COMMITTEE REPORT DATED NOVEMBER 4th, 1964 - This report was adopted as presented and a copy is attached to these minutes.

UNFINISHED BUSINESS

RE: ZONING BY-LAWS - Councillor McKechnie again inquired concerning the possibility of combining by-laws 2813 and 2273. Mr. Henderson pointed out that By-law 2813 is now being re-printed and it is hoped that some form of combining the two by-laws may be worked out in the very near future. A verbal motion was made by Councillor Jenkins that this matter be referred to General Committee to establish a definite date for bringing the two by-laws together.

RE: TOWN STATUS - Councillor Vignale asked what progress has been made by the committee appointed by the Reeve to investigate this matter. In the absence of the Reeve, Mr. Henderson advised that the Committee had met with Mayor Saddington and Reeve McCollum of Port Credit to ask that they defer their application for annexation of some 5 acres of Toronto Township. It was felt that this should be dealt with before proceeding any further. The Solicitor acting for the Township on this annexation application has also been instructed to request an adjournment by the Ontario Municipal Board.

BY-LAWS

NOTE: By-laws #4857 and 4982, as listed on the agenda were withdrawn to be dealt with when three quarters of all the members of Council are present.

A By-law to provide for tax exemption of Meadowvale Botanical Gardens for 1964, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4978.

A By-law to accept a Grant of Easement (Rubbermaid (Canada) Limited, part Lot 8, Concession I, S.D.S.) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4979.

A By-law to execute an agreement between G. Eric Hanson Associates Limited and the Corporation of the Township of Toronto (re engineering services for trunk sewer through McLennan Subdivision) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4980.

A By-law to authorize execution of agreements for road and sanitary sewer construction in the Township of Toronto (P.N. 23-64, P.N. 29-63, P.N. 68-63) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4981.

A By-law to authorize the execution of an Engineering and Financial Agreement between Greenhall Construction Company Limited, The Corporation of the Township of Toronto and The Public Utilities Commission of the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4983.

A By-law to repeal By-law Number 4909 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4984.

A By-law to authorize an application to The Ontario Municipal Board for an Order to enlarge the Township of Toronto Water/Area (addition of land in the Second Line East Area and Malton Area) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4985.

A By-law to authorize an application to The Ontario Municipal Board for an Order to enlarge the Township of Toronto Water Area (addition of land in the Erindale Area) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 4986.

MOTIONS

Moved by: Frank J. McKechnie #225
Seconded by R. K. McMillan

RESOLVED that General Committee Report dated November 4, 1964, be adopted as presented.

CARRIED

Moved by: R. A. Searle #226
Seconded by: Frank J. McKechnie

AND RESOLVED that application be made to Central Mortgage and Housing Corporation for a loan pursuant to the provisions of Part VIB of The Central Mortgage and Housing Act for the construction of an addition to Lakeview Sewage Treatment Plant;

AND BE IT FURTHER RESOLVED that the Township's application for this loan be made by the Municipality of Metropolitan Toronto.

CARRIED

Moved by: R. K. McMillan #227
Seconded by: Victor Vignale

AND RESOLVED that accounts paid by the Treasurer for September 1964, as follows, be approved:

General	$1,428,706.16
Roads	251,533.21
Welfare	7,643.55
Payroll	175,898.18

CARRIED

Moved by: Victor Vignale #228
Seconded by: C. D. Jenkins

AND RESOLVED that the Reeve and the Clerk be authorized to sign Canadian National Railways Plan SD 3352A, revised to October 14, 1964, re automatic signal protection at Mileage 11.03, Oakville Subdivision, Alexandra Avenue.

CARRIED

OTHER BUSINESS

DUMPING OF GARBAGE - Councillor McMillan advised that considerable refuse has been dumped along the Mississauga Road allowance, just south of Dundas Highway. The Clerk was asked to make a check on this to see what can be done to control such a recurrence of such a situation.

ACTIVITY IN "CLOSED" SERVICE STATION PROPERTY owned by Imperial Oil on the North Service Road, west of Cawthra Road. Councillor Jenkins reported several trucks and other vehicles on this premises and that work was being done on these vehicles. He asked that the Township Chief Administrative Officer have the appropriate Department investigate this matter.

CONGRATULATIONS TO COUNCILLOR MCMILLAN - Acting-Reeve Murray extended congratulations and best wishes to Councillor McMillan on his appointment as permanent Chairman of the Credit Valley Conservation Authority.

FORTHCOMING MEETINGS

Thursday	November 12 - 10:00 a.m.	- General Committee
Saturday	November 14 - 6:30 p.m.	- Dinner by Malton Firemen
Monday	November 16 - 10:00 a.m.	- General Committee
Tuesday	November 17 - 10:00 a.m.	- Special General Committee Meeting
Tuesday	November 17 - 7:30 p.m.	- Planning Board
Monday	November 23 - 1:30 p.m.	- Council meeting

There being no further business before the Chair, the meeting adjourned at 2:30 p.m.

Reeve

Clerk

GENERAL COMMITTEE MEETING, NOVEMBER 12, 1964

785. FILE 190-61 - United Lands Corporation Agreement
FILE T-15851 - United Lands Corporation

786. FILE BY-LAW 4826 - Olmin Developments
FILE OZ-11-63 - Olmin Developments

787. FILE 87-63 - Retarded Children Schools

788. FILE 216-62 - Improvement to Ridgewood Walkway

789. FILE 13-64 - Planning General (Urban Renewal Study, Metropolitan Toronto Planning Board)

790. FILE 109-63 - Emmerson Property, Meadowvale

791. FILE T-10301 - Baltic Construction Limited

792. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

793. FILE T-16534 - C. B. Martin & D. Monteith

794. FILE 29-62 - Skating Areas (1964-65 Rink Season) - E. HALLIDAY ATTENDED

795. FILE PROJECT 13-64 - Lornewood Drainage Improvements

796. FILE 7-64 - Clerks General (Acquisition of lands for Municipal purposes)

797. FILE REGISTERED PLAN 692 - Rogerswood Estates (Gill Property)

798. FILE 83-64 - Lakeview Swimming Pool (Swimming Pool Policy in General)

799. FILE 290-60 - Sale of Christmas Trees - E. LAW. attended

800. FILE BY-LAW 4950 - Dr. R. Perkin

801. FILE REGISTERED PLAN 632 - Idlewylde Developments (Block A)

802. FILE 26-64 - Zoning General (Zoning By-law 2273)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

NOVEMBER 12, 1964.

THOSE PRESENT: Councillors McMillan, Vignale, Searle, Jenkins, Harrison and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 37

ITEMS CONSIDERED:

785. **FILE 190-61 - UNITED LANDS CORPORATION AGREEMENT**
FILE T-15851 - UNITED LANDS CORPORATION (#617) - At the Committee's meeting on August 27, 1964, consideration was given to the request by United Lands Corporation Limited for a revised agreement. It was decided that the Township's Chief Administrative Officer negotiate the new agreement with United Lands. Mr. Strachan and Mr. Henderson met a number of times and the Committee was advised that negotiations had progressed to the point where they now wished to discuss the matter with General Committee. Mr. Henderson advised the Committee that Clause 11 of the May 29, 1961, agreement contemplated the registration of approximately 186 acres of land zoned Residential as of May 29, 1961, being developed to the extent of industrial assessment created from May 29, 1961, by U.L.C. without the payment of any levies but the land would be serviced both internally and externally by U.L.C. This was to be done under Clause 11 of the May 29, 1961, agreement after registration of all

the lands covered by Schedule "B" to the May 29, 1961, agreement or upon the Township waiving this condition in the event United Lands obtained sufficient industrial assessment credit. One Hundred and Seventy-five of these 186 acres are north of the Q.E.W. and were rezoned from Residential to Industrial. Therefore, the Committee was requested to give consideration to the fact that 186 acres of other residential lands, north of the Q.E.W. are a replacement of the lands rezoned to Industrial and that these lands be allowed to develop under Clause 11 ofthe May 29, 1961, agreement. The Committee was advised that the following United Lands Corporation lands are accounted for as follows:

Total no. of acres	1372
Paid @ $1,000.00 per acre to May 29, 1961	794.4
Lands in Clause 11 of 1961 Agreement	186
New purchase since 1961 Agreement	392
	1372.4

Therefore, development could take place as follows:

186 acres residentially - as above
292 acres to be subject of a new agreement
100 acres of O.R.F. - either pay $1,000.00 or not (depending on whether credits available)

A copy of the 1961 Agreement was before the Committee for its consideration. Mr. Strachan of United Lands attended the Committee's meeting on this item. Mr. Strachan advised the Committee that he was in agreement with the results of negotiations as presented by Mr. Henderson.

RECOMMENDATION: That the basis for continuing the development of lands owned by United Lands Corporation as outlined above, be adopted.

786. FILE BY-LAW 4826 - OLMIN DEVELOPMENTS
FILE OZ-11-63 - OLMIN DEVELOPMENTS (#446) - At the time the by-law was passed by Council, Mr. Plaus who was negotiating the sale of the land, inquired of Council as to the procedure that should be followed if a purchaser wished to approach the Township with a new scheme of development. It was pointed out to him that he should submit an application for an amendment to the Zoning By-law. Mr. Plaus then pointed out that he would be submitting this application very soon and the processing of the above by-law was held up pending the submission of the application. The Committee was advised that the application did not come in and it was finally decided that the by-law must be processed. Immediately after the processing was commenced, a request was received from Mr. O'Marra for a different kind of development on this property. Because of this request, the problem was discussed by the staff of the Clerk's Department with the staff of the Planning Board Office and the Reeve. It was decided that the matter should be brought to the attention of the General Committee. Mr. Petschar, Director of Planning, attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the processing of By-laws 4823 and 4826, be deferred until Mr. O'Marra has submitted his request for a change of the Zoning By-law and had it considered by the Planning Board and Council.

787. FILE 37-63 - RETARDED CHILDREN SCHOOLS (#773) - At the Committee's last meeting, it was intended to give consideration to the question of appointments to the new Authority which will be effective January 1, 1965.

This item was not dealt with by the Committee at the last meeting because it was not clear as to whether the regulations attached to the new legislation, would permit the appointment of members from outside the Municipality or the appointment of members of Council to the Authority. The Committee was advised that it has been determined now that a member of Council can be appointed to the Authority and that generally speaking, those ratepayers qualified to be members of Council, can be appointed. This would exclude persons residing outside the Municipality that are not ratepayers to the Municipality.

RECOMMENDATION: That Councillors McMillan, McKechnie, Searle and Jenkins be a committee to bring to the General Committee, a slate of possible appointments to the Retarded Children's Authority.

788. FILE 216-62 - IMPROVEMENT TO RIDGEWOOD WALKWAY - At the Committee's meeting on August 12, 1963, it was decided that a 42" high standard chain link fence would be constructed along each side of the existing pavement at an estimated cost of $4,000.00. It was hoped at that time, that the residents owning property backing onto this walkway, would remove their fences and maintain the strip of land between the new chain link fence and their lot lines. Councillor McKechnie pointed out that in all cases this has not happened and he requested that further consideration be given to the possibility of the Municipality assisting the residents by putting this strip of land in proper condition so that the residents can maintain it. The Committee was advised, that when the matter was first discussed in 1963, the estimated cost of resodding these strips was $700.00 and it was

decided at that time that there was not sufficient money to do this work.

RECOMMENDATION: That a letter be sent to each of the residents pointing out:

1. That if their fence along the rear lot line parallel to the chain link fence along the paved portion of the walkway, has not already been removed, they should consider taking such action so that the strip of land at the rear of their properties could be maintained by them more easily.

2. If the fences referred to in part I of this recommendation are removed, the Township will arrange for the sodding of the strips of land owned by the Municipality that require sodding.

789. FILE 13-64 - PLANNING GENERAL (URBAN RENEWAL STUDY, METROPOLITAN TORONTO PLANNING BOARD)

In a letter dated October 26, 1964, to Reeve Speck, Mr. Cullers pointed out that the Metropolitan Toronto Planning Board is currently engaged in a study on urban renewal needs and opportunities throughout the Metro area. The field surveys and other studies have reached the point where he would appreciate an opportunity to meet with Reeve Speck and the Director of Planning or other officials, if necessary, to discuss the study in general and obtain advice and guidance regarding the Township. Mr. Cullers submitted a copy of the work programme which provides the background and the purpose of the study, as well as a summary of the work being undertaken. The Committee was advised that any member of the Committee wishing to read the report in detail, could borrow the copy in the Clerk's Department.

RECOMMENDATION: That the information contained in the report giving the background and purpose of the urban renewal study underway by the Metro-

politan Toronto Planning Board, be received; and further, that Reeve Speck and the Director of Planning be authorized to meet with Mr. Cullers to discuss the Township of Toronto in relation to the report.

790. FILE 109-63 - EMERSON PROPERTY, MEADOWVALE (#244) - Councillor McMillan, Chairman of the Credit Valley Conservation Authority, requested an opportunity to discuss with the General Committee, the use of the house on the Emmerson Property in Meadowvale. He pointed out that the Credit Valley Conservation Authority is interested in using the house for its Central Office for a period of approximately ten years. He suggested that it would cost the Authority approximately $12,000.00 to renovate the house to make it suitable for offices. He further pointed out that the renovation would maintain the existing character of the building.

RECOMMENDATION: That the desire on the part of the Credit Valley Conservation Authority to renovate the house on the parklands in Meadowvale (Emmerson Property) at an approximate cost of $12,000.00 so that it can be used for the Authority's Central Office for a period of approximately ten years, be concurred with.

791. FILE T-10501 - BALTIC CONSTRUCTION LIMITED (#468) - This is a proposed plan of subdivision located south of proposed Queensway Extension on the east side of Dixie Road. It has approximately 24 lots and is zoned R4. An appraisal was received from T. J. Dale Real Estate Broker, who suggested a total value of $118,901.00, 5% of which is $5,945.05.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $5,945.00 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-10501.

792. FILE 34-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#704)

The Committee considered a copy of the report from the Industrial Commissioner for the month of October, 1964.

RECOMMENDATION: That the report from the Industrial Commissioner for the month of October, 1964, be received and filed.

793. FILE T-16534 - C. B. MARTIN & D. MONTEITH - The Committee was advised that this is a proposed plan of subdivision located on the east side of Cawthra Road, south of Burnhamthorpe Road and in front of the Silverthorn Public School. It is presently zoned R4 and has approximately 38 lots. The Planning Board considered this application at its meeting on November 3, 1964, when it decided to recommend that the plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-16534, C. B. Martin & D. Monteith be released for processing.

794. FILE 29-62 - SKATING AREAS (1964-1965 RINK SEASON) (#747) - At the Committee's meeting on October 28, 1964, the 1964-1965 rink programme was considered. It was decided to recommend to Council as follows:

1. That pages 1 and 2 of the report from the Parks and Recreation Department setting out the list of rinks operated by the Municipality last year and the proposed new rinks for 1964-1965, be adopted.

2. That page 3 setting out the list of rinks operated by residents on school properties and other areas, be adopted with the following additions: (a) Victory Park; (b) Applewood East Acres; (c) Churchville.

3. That the Parks and Recreation Department submit a report on the cost of installing 1½" hose connection from the schools' water supply on all school properties where rinks will be located.

In accordance with item #3 of the recommendation, the Parks Department prepared a report, a copy of which was before the Committee for its consideration. The report was broken into three parts:

1. The cost of construction 1½" water lines to the schools for the purpose of flooding the rinks on the school properties. Total cost of water services $3,850.00.

2. A request for a rink at Lorne Park Secondary School adjacent to Lorne Park Hall with water being supplied from the Hall - $2,500.00.

3. A request for a rink in the vicinity of Fowler Drive, west of the Fifth Line where there is no Township-owned land at the present time.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the water services to the schools where rinks will be provided as set out in the report from the Superintendent of Parks dated November 3, 1964, at a total estimated cost of $3,850.00, be constructed.

2. That the request for a rink at the Lorne Park Secondary School adjacent to the Lorne Park Hall with the water service to be provided from the Lorne Park Hall at a total estimated cost of $2,500.00, be approved.

3. That no action be taken with regard to the request for a rink at the end of Fowler Drive, west of the Fifth Line West, north of the Queen Elizabeth Highway.

795. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#647) - At the Committee's meeting on September 16, 1964, and Council's meeting on September 28, 1964, it was decided that the Township Engineer be authorized to proceed with the drainage improvements in the Lornewood-Streambank Drive area, in accordance with his original scheme as set out in his report dated June 10, 1963. Because of complaints received from two of the residents in the area, copies of the following items

were attached to the agenda for the Committee's information and consideration:

1. A copy of the Township Engineer's report dated June 10, 1963, forming the basis on which the work is to proceed;

2. A copy of a letter from Mr. Hudson setting out his objections to the proposed scheme;

3. A copy of a letter from Mr. C. B. Campbell setting out his objections to the proposed scheme.

In the letters from Mr. Hudson and Mr. Campbell, objections were raised to the procedure followed by Municipal employees when carrying out the initial surveys for this kind of a project. Both persons complained that Township employees had been trespassing on their property without first having notified the owners of their intention. The Township Engineer attended the Committee's meeting for the discussion on thisiten and pointed out that in some cases, similar complaints had been received when, in fact, Municipal employees were not causing the trouble but rather surveyors for private companies. He also pointed out that consideration had been given by his Department to overcoming some of this kind of complaint, even though legislation does provide for the entry onto private lands by persons carrying out surveys. He read a draft letter that his Department had prepared for the purpose of notifying persons in the area affected by a project.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Township Engineer be authorized to use a letter similar to the draft read by him to the General Committee meeting to give prior notice to residents in the area; and further, that the survey crew carry some extra copies of the letters for those properties that must be entered that have not previously received the letter.

2. That Councillor Harrison be authorized to discuss the project with Mr. Hudson and Mr. Campbell and report back to the General Committee.

796. FILE 7-64 - CLERKS GENERAL (ACQUISITION OF LANDS FOR MUNICIPAL PURPOSES)

The Township's Chief Administrative Officer requested that some consideration be given to the problems that have been encountered by the Municipality in its negotiations for the acquisition of land for public purposes. Some discussion took place on the possibility of the Municipality adopting a policy whereby all lands for municipal purposes would be expropriated and then negotiations be carried out after the by-law has been passed.

RECOMMENDATION: That further consideration of this item be deferred for a period of two weeks.

797. FILE REGISTERED PLAN 692 - ROCKERSWOOD ESTATES (EXPROPRIATION OF GILL PROPERTY) (#715)

At a previous meeting of the Committee, it was decided to have the Township Solicitor consider the procedure that has been followed with regard to the expropriation of a triangular parcel of land from the Gills on Lorne Park Road. A copy of Mr. MacDiarmid's report dated November 9, 1964, was before the Committee for its information. This report pointed out that the proper procedure had been followed with regard to this expropriation.

RECOMMENDATION: That the information contained in the Township Solicitor's report on the expropriation proceedings being carried on the Gill property, be received and filed.

798. FILE 63-64 - LAKEVIEW SWIMMING POOL (SWIMMING POOL POLICY IN GENERAL) (#697)

At the Committee's meeting on September 30, 1964, the Committee considered Councillor Searle's request that a policy be established in the Township for swimming pools and in those parts of the Township in particular, where there is need for swimming pools and where difficulty in raising funds would be encountered. The recommendation which was later adopted by Council was in two parts:

"1. That the General Committee review the swimming pool policy for the Township of Toronto after the Commissioner of Parks & Recreation has prepared a report on this subject based on the need for swimming pools in the Township.

2. That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities."

In accordance with part I of the recommendation, a report from the Commissioner of Parks and Recreation dated October 30, 1964, was before the Committee for its consideration. With regard to part II of the recommendation, the Township's Chief Administrative Officer spoke to the Committee. The report from the Parks & Recreation Commissioner set out a priority list of pools as follows:

1. West Acres Pool - erected 1963;
2. Springfield Pool - erected 1964;
3. Sereen Park (Lakeview)
4. Hillside Park;
5. Malton.

A copy of this report containing further details regarding this list, is contained in the above file.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the report from the Commissioner of Parks and Recreation dated October 30, 1964, be adopted with one amendment:

That the priority list of pools to be constructed in the future be amended to read:

1. Lakeview
2. Malton
3. Hillside Park

2. That part II of the General Committee's recommendation on the swimming pool policy in general dated September 30, 1964, which reads as follows:

"That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities", be rescinded.

799. FILE 290-60 - SALE OF CHRISTMAS TREES - At the Committee's meeting on November 4, 1964, Councillor Searle requested that consideration be given to regulating the sale of Christmas trees and that this matter be placed on the next General Committee agenda. The Committee was advised that consideration has been given to this question on many occasions and that Council finally decided in 1963 that the sale of Christmas trees should be regulated under the Zoning By-law.

RECOMMENDATION: That no action be taken to change the regulations on the sale of Christmas trees.

(#349)

800. FILE BY-LAW 4950 - DR. R. PERKIN - The Committee was advised that the processing of this by-law has been completed to the point where the date of filing objections has now passed. One objection was received from Mr. Garbutt, A copy of the objection was considered by the Planning Director and comments on it will be obtained at a later meeting. One of the points raised in Mr. Garbutt's objection requires certain action,

He pointed out that the schedule attached to the by-law showing the existing building and the location for the proposed parking spaces, is inaccurate in that the building shown as the existing building is larger than the actual building. This has been checked out by the staff and Mr. Garbutt's observation is correct. It has been brought to the attention of the applicant that the information supplied on his application was inaccurate and to correct this problem, it would require a new by-law to which would be attached, a new and accurate schedule. This is a technicality but it requires the foregoing action in order to correct it. The Committee was advised that it is expected that the accurate information will be available so that Council may pass a new by-law at its meeting on November 23, 1964. It will then be necessary to process the by-law again and give the usual 14 days in which to lodge objections.

RECOMMENDATION: That the procedure as set out above be followed in order to correct the schedule attached to by-law 4950.

801. FILE REGISTERED PLAN 632 - IDLEWYLDE DEVELOPMENTS (BLOCK A) -

The Committee was advised that a request has been received for a release from the Financial Agreement for this subdivision of Block A for the sum of $1.00. For the Committee's information, Block A is the valley land between the lots on either side and it was a previous decision of Council that this block could be divided up and attached to the rear of all of the adjoining lots.

RECOMMENDATION: That a release be issued from the Financial Agreement for Registered Plan 632 for Block A, for the sum of $1.00.

802. FILE 26-64 - ZONING GENERAL (ZONING BY-LAW 2273) - Councillor McKechnie pointed out to the Committee that in some of the industrial zones in By-law 2273, there is a set back requirement of 100 feet, whereas in By-law 2813, the general set back requirement in industrial zones is 30 feet. He requested that consideration be given to amending the requirements of the Zoning By-law to be in line with those of By-law 2813.

RECOMMENDATION: That the set back requirements in the industrial zones in By-law 2273 be amended to agree with the set back requirements in industrial zones in By-law 2813.

The meeting adjourned at 4:15 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

GENERAL COMMITTEE MEETING, NOVEMBER 12, 1964

785. FILE 190-61 - United Lands Corporation Agreement
FILE T-15851 - United Lands Corporation

786. FILE BY-LAW 4826 - Olmin Developments
FILE OZ-11-63 - Olmin Developments

787. FILE 87-63 - Retarded Children Schools

788. FILE 216-62 - Improvement to Ridgewood Walkway

789. FILE 13-64 - Planning General (Urban Renewal Study, Metropolitan Toronto Planning Board)

790. FILE 109-63 - Emmerson Property, Meadowvale

791. FILE T-10501 - Baltic Construction Limited

792. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

793. FILE T-16534 - C. B. Martin & D. Monteith

794. FILE 29-62 - Skating Areas (1964-65 Rink Season) - E. [illegible] AMENDED

795. FILE PROJECT 13-64 - Lornewood Drainage Improvements

796. FILE 7-64 - Clerks General (Acquisition of lands for Municipal purposes)

797. FILE REGISTERED PLAN 692 - Rogerswood Estates (Gill Property)

798. FILE 83-64 - Lakeview Swimming Pool (Swimming Pool Policy in General)

799. FILE 290-60 - Sale of Christmas Trees - E.LAW [illegible]

800. FILE BY-LAW 4950 - Dr. R. Perkin

801. FILE REGISTERED PLAN 632 - Idlewylde Developments (Block A)

802. FILE 26-64 - Zoning General (Zoning By-law 2273)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

NOVEMBER 12, 1964.

THOSE PRESENT: Councillors McMillan, Vignale, Searle, Jenkins, Harrison and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 37

ITEMS CONSIDERED:

785. **FILE 190-61 - UNITED LANDS CORPORATION AGREEMENT**
FILE T-15851 - UNITED LANDS CORPORATION (#617) - At the Committee's meeting on August 27, 1964, consideration was given to the request by United Lands Corporation Limited for a revised agreement. It was decided that the Township's Chief Administrative Officer negotiate the new agreement with United Lands. Mr. Strachan and Mr. Henderson met a number of times and the Committee was advised that negotiations had progressed to the point where they now wished to discuss the matter with General Committee. Mr. Henderson advised the Committee that Clause 11 of the May 29, 1961, agreement contemplated the registration of approximately 186 acres of land zoned Residential as of May 29, 1961, being developed to the extent of industrial assessment created from May 29, 1961, by U.L.C. without the payment of any levies but the land would be serviced both internally and externally by U.L.C. This was to be done under Clause 11 of the May 29, 1961, agreement after registration of all

the lands covered by Schedule "B" to the May 29, 1961, agreement or upon the Township waiving this condition in the event United Lands obtained sufficient industrial assessment credit. One Hundred and Seventy-five of these 186 acres are north of the Q.E.W. and were rezoned from Residential to Industrial. Therefore, the Committee was requested to give consideration to the fact that 186 acres of other residential lands, north of the Q.E.W. are a replacement of the lands rezoned to Industrial and that these lands be allowed to develop under Clause 11 ofthe May 29, 1961, agreement. The Committee was advised that the following United Lands Corporation lands are accounted for as follows:

Total no. of acres	1372
Paid @ $1,000.00 per acre to May 29, 1961	794.4
Lands in Clause 11 of 1961 Agreement	186
New purchase since 1961 Agreement	392
	1372.4

Therefore, development could take place as follows:

186 acres residentially - as above
292 acres to be subject of a new agreement
100 acres of O.R.F. - either pay $1,000.00 or not (depending on whether credits available)

A copy of the 1961 Agreement was before the Committee for its consideration. Mr. Strachan of United Lands attended the Committee's meeting on this item. Mr. Strachan advised the Committee that he was in agreement with the results of negotiations as presented by Mr. Henderson.

RECOMMENDATION: That the basis for continuing the development of lands owned by United Lands Corporation as outlined above, be adopted.

786. FILE BY-LAW 4826 - OLMIN DEVELOPMENTS
FILE OZ-11-63 - OLMIN DEVELOPMENTS (#446) - At the time the by-law was passed by Council, Mr. Plaus who was negotiating the sale of the land, inquired of Council as to the procedure that should be followed if a purchaser wished to approach the Township with a new scheme of development. It was pointed out to him that he should submit an application for an amendment to the Zoning By-law. Mr. Plaus then pointed out that he would be submitting this application very soon and the processing of the above by-law was held up pending the submission of the application. The Committee was advised that the application did not come in and it was finally decided that the by-law must be processed. Immediately after the processing was commenced, a request was received from Mr. O'Marra for a different kind of development on this property. Because of this request, the problem was discussed by the staff of the Clerk's Department with the staff of the Planning Board Office and the Reeve. It was decided that the matter should be brought to the attention of the General Committee. Mr. Petschar, Director of Planning, attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the processing of By-laws 4823 and 4826, be deferred until Mr. O'Marra has submitted his request for a change of the Zoning By-law and had it considered by the Planning Board and Council.

787. FILE 87-63 - RETARDED CHILDREN SCHOOLS (#773) - At the Committee's last meeting, it was intended to give consideration to the question of appointments to the new Authority which will be effective January 1, 1965.

This item was not dealt with by the Committee at the last meeting because it was not clear as to whether the regulations attached to the new legislation, would permit the appointment of members from outside the Municipality or the appointment of members of Council to the Authority. The Committee was advised that it has been determined now that a member of Council can be appointed to the Authority and that generally speaking, those ratepayers qualified to be members of Council, can be appointed. This would exclude persons residing outside the Municipality that are not ratepayers to the Municipality.

RECOMMENDATION: That Councillors McMillan, McKechnie, Searle and Jenkins be a committee to bring to the General Committee, a slate of possible appointments to the Retarded Children's Authority.

788. FILE 216-62 - IMPROVEMENT TO RIDGEWOOD WALKWAY - At the Committee's meeting on August 12, 1963, it was decided that a 42" high standard chain link fence would be constructed along each side of the existing pavement at an estimated cost of $4,000.00. It was hoped at that time, that the residents owning property backing onto this walkway, would remove their fences and maintain the strip of land between the new chain link fence and their lot lines. Councillor McKechnie pointed out that in all cases this has not happened and he requested that further consideration be given to the possibility of the Municipality assisting the residents by putting this strip of land in proper condition so that the residents can maintain it. The Committee was advised, that when the matter was first discussed in 1963, the estimated cost of resodding these strips was $700.00 and it was

decided at that time that there was not sufficient money to do this work.

RECOMMENDATION: That a letter be sent to each of the residents pointing out:

1. That if their fence along the rear lot line parallel to the chain link fence along the paved portion of the walkway, has not already been removed, they should consider taking such action so that the strip of land at the rear of their properties could be maintained by them more easily.

2. If the fences referred to in part I of this recommendation are removed, the Township will arrange for the sodding of the strips of land owned by the Municipality that require sodding.

789. FILE 13-64 - PLANNING GENERAL (URBAN RENEWAL STUDY, METROPOLITAN TORONTO PLANNING BOARD)

In a letter dated October 26, 1964, to Reeve Speck, Mr. Cullers pointed out that the Metropolitan Toronto Planning Board is currently engaged in a study on urban renewal needs and opportunities throughout the Metro area. The field surveys and other studies have reached the point where he would appreciate an opportunity to meet with Reeve Speck and the Director of Planning or other officials, if necessary, to discuss the study in general and obtain advice and guidance regarding the Township. Mr. Cullers submitted a copy of the work programme which provides the background and the purpose of the study, as well as a summary of the work being undertaken. The Committee was advised that any member of the Committee wishing to read the report in detail, could borrow the copy in the Clerk's Department.

RECOMMENDATION: That the information contained in the report giving the background and purpose of the urban renewal study underway by the Metro-

politan Toronto Planning Board, be received; and further, that Reeve Speck and the Director of Planning be authorized to meet with Mr. Cullers to discuss the Township of Toronto in relation to the report.

790. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE (#244) - Councillor McMillan, Chairman of the Credit Valley Conservation Authority, requested an opportunity to discuss with the General Committee, the use of the house on the Emmerson Property in Meadowvale. He pointed out that the Credit Valley Conservation Authority is interested in using the house for its Central Office for a period of approximately ten years. He suggested that it would cost the Authority approximately $12,000.00 to renovate the house to make it suitable for offices. He further pointed out that the renovation would maintain the existing character of the building.

RECOMMENDATION: That the desire on the part of the Credit Valley Conservation Authority to renovate the house on the parklands in Meadowvale (Emmerson Property) at an approximate cost of $12,000.00 so that it can be used for the Authority's Central Office for a period of approximately ten years, be concurred with.

791. FILE T-10501 - BALTIC CONSTRUCTION LIMITED (#468) - This is a proposed plan of subdivision located south of proposed Queensway Extension on the east side of Dixie Road. It has approximately 24 lots and is zoned R4. An appraisal was received from T. J. Dale Real Estate Broker, who suggested a total value of $118,901.00, 5% of which is $5,945.05.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $5,945.00 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-10501.

792. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#704)

The Committee considered a copy of the report from the Industrial Commissioner for the month of October, 1964.

RECOMMENDATION: That the report from the Industrial Commissioner for the month of October, 1964, be received and filed..

793. FILE T-16534 - C. B. MARTIN & D. MONTEITH - The Committee was advised that this is a proposed plan of subdivision located on the east side of Cawthra Road, south of Burnhamthorpe Road and in front of the Silverthorn Public School. It is presently zoned R4 and has approximately 38 lots. The Planning Board considered this application at its meeting on November 3, 1964, when it decided to recommend that the plan be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-16534, C. B. Martin & D. Monteith be released for processing.

794. FILE 29-62 - SKATING AREAS (1964-1965 RINK SEASON) (#747) - At the Committee's meeting on October 28, 1964, the 1964-1965 rink programme was considered. It was decided to recommend to Council as follows:

1. That pages 1 and 2 of the report from the Parks and Recreation Department setting out the list of rinks operated by the Municipality last year and the proposed new rinks for 1964-1965, be adopted.

2. That page 3 setting out the list of rinks operated by residents on school properties and other areas, be adopted with the following additions: (a) Victory Park; (b) Applewood East Acres; (c) Churchville.

3. That the Parks and Recreation Department submit a report on the cost of installing 1½" hose connection from the schools' water supply on all school properties where rinks will be located.

In accordance with item #3 of the recommendation, the Parks Department prepared a report, a copy of which was before the Committee for its consideration. The report was broken into three parts:

1. The cost of construction 1½" water lines to the schools for the purpose of flooding the rinks on the school properties. Total cost of water services $3,850.00.

2. A request for a rink at Lorne Park Secondary School adjacent to Lorne Park Hall with water being supplied from the Hall - $2,500.00.

3. A request for a rink in the vicinity of Fowler Drive, west of the Fifth Line where there is no Township-owned land at the present time.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That the water services to the schools where rinks will be provided as set out in the report from the Superintendent of Parks dated November 3, 1964, at a total estimated cost of $3,850.00, be constructed.

2. That the request for a rink at the Lorne Park Secondary School adjacent to the Lorne Park Hall with the water service to be provided from the Lorne Park Hall at a total estimated cost of $2,500.00, be approved.

3. That no action be taken with regard to the request for a rink at the end of Fowler Drive, west of the Fifth Line West, north of the Queen Elizabeth Highway.

795. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#647) - At the Committee's meeting on September 16, 1964, and Council's meeting on September 28, 1964, it was decided that the Township Engineer be authorized to proceed with the drainage improvements in the Lornewood-Streambank Drive area, in accordance with his original scheme as set out in his report dated June 10, 1963. Because of complaints received from two of the residents in the area, copies of the following items

that must be entered that have not previously received the letter.

2. That Councillor Harrison be authorized to discuss the project with Mr. Hudson and Mr. Campbell and report back to the General Committee.

796. FILE 7-64 - CLERKS GENERAL (ACQUISITION OF LANDS FOR MUNICIPAL PURPOSES)

The Township's Chief Administrative Officer requested that some consideration be given to the problems that have been encountered by the Municipality in its negotiations for the acquisition of land for public purposes. Some discussion took place on the possibility of the Municipality adopting a policy whereby all lands for municipal purposes would be expropriated and then negotiations be carried out after the by-law has been passed.

RECOMMENDATION: That further consideration of this item be deferred for a period of two weeks.

797. FILE REGISTERED PLAN 692 - ROCKERSWOOD ESTATES (EXPROPRIATION OF GILL PROPERTY) (#715)

At a previous meeting of the Committee, it was decided to have the Township Solicitor consider the procedure that has been followed with regard to the expropriation of a triangular parcel of land from the Gills on Lorne Park Road. A copy of Mr. MacDiarmid's report dated November 9, 1964, was before the Committee for its information. This report pointed out that the proper procedure had been followed with regard to this expropriation.

RECOMMENDATION: That the information contained in the Township Solicitor's report on the expropriation proceedings being carried on the Gill property, be received and filed.

798. FILE 83-64 - LAKEVIEW SWIMMING POOL (SWIMMING POOL POLICY IN GENERAL) (#697)

At the Committee's meeting on September 30, 1964, the Committee considered Councillor Searle's request that a policy be established in the Township for swimming pools and in those parts of the Township in particular, where there is need for swimming pools and where difficulty in raising funds would be encountered. The recommendation which was later adopted by Council was in two parts:

"1. That the General Committee review the swimming pool policy for the Township of Toronto after the Commissioner of Parks & Recreation has prepared a report on this subject based on the need for swimming pools in the Township.

2. That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities."

In accordance with part I of the recommendation, a report from the Commissioner of Parks and Recreation dated October 30, 1964, was before the Committee for its consideration. With regard to part II of the recommendation, the Township's Chief Administrative Officer spoke to the Committee. The report from the Parks & Recreation Commissioner set out a priority list of pools as follows:

1. West Acres Pool - erected 1963;
2. Springfield Pool - erected 1964;
3. Sereon Park (Lakeview)
4. Hillside Park;
5. Malton.

A copy of this report containing further details regarding this list, is contained in the above file.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the report from the Commissioner of Parks and Recreation dated October 30, 1964, be adopted with one amendment:

That the priority list of pools to be constructed in the future be amended to read:

1. Lakeview
2. Malton
3. Hillside Park

2. That part II of the General Committee's recommendation on the swimming pool policy in general dated September 30, 1964, which reads as follows:

"That the General Committee invite representatives of all service clubs from the entire Township of Toronto to discuss the raising of funds for recreational facilities", be rescinded.

799. FILE 290-60 - SALE OF CHRISTMAS TREES - At the Committee's meeting on November 4, 1964, Councillor Searle requested that consideration be given to regulating the sale of Christmas trees and that this matter be placed on the next General Committee agenda. The Committee was advised that consideration has been given to this question on many occasions and that Council finally decided in 1963 that the sale of Christmas trees should be regulated under the Zoning By-law.

RECOMMENDATION: That no action be taken to change the regulations on the sale of Christmas trees.

(#549)

800. FILE BY-LAW 4950 - DR. R. PERKIN - The Committee was advised that the processing of this by-law has been completed to the point where the date of filing objections has now passed. One objection was received from Mr. Garbutt. A copy of the objection was considered by the Planning Director and comments on it will be obtained at a later meeting. One of the points raised in Mr. Garbutt's objection requires certain action.

He pointed out that the schedule attached to the by-law showing the existing building and the location for the proposed parking spaces, is inaccurate in that the building shown as the existing building is larger than the actual building. This has been checked out by the staff and Mr. Garbutt's observation is correct. It has been brought to the attention of the applicant that the information supplied on his application was inaccurate and to correct this problem, it would require a new by-law to which would be attached, a new and accurate schedule. This is a technicality but it requires the foregoing action in order to correct it. The Committee was advised that it is expected that the accurate information will be available so that Council may pass a new by-law at its meeting on November 23, 1964. It will then be necessary to process the by-law again and give the usual 14 days in which to lodge objections.

RECOMMENDATION: That the procedure as set out above be followed in order to correct the schedule attached to by-law 4950.

801. FILE REGISTERED PLAN 632 - IDLEWYLDE DEVELOPMENTS (BLOCK A) - The Committee was advised that a request has been received for a release from the Financial Agreement for this subdivision of Block A for the sum of $1.00. For the Committee's information, Block A is the valley land between the lots on either side and it was a previous decision of Council that this block could be divided up and attached to the rear of all of the adjoining lots.

RECOMMENDATION: That a release be issued from the Financial Agreement for Registered Plan 632 for Block A, for the sum of $1.00.

802. FILE 26-64 - ZONING GENERAL (ZONING BY-LAW 2273) - Councillor McKechnie pointed out to the Committee that in some of the industrial zones in By-law 2273, there is a set back requirement of 100 feet, whereas in By-law 2813, the general set back requirement in industrial zones is 30 feet. He requested that consideration be given to amending the requirements of the Zoning By-law to be in line with those of By-law 2813.

RECOMMENDATION: That the set back requirements in the industrial zones in By-law 2273 be amended to agree with the set back requirements in industrial zones in By-law 2813.

The meeting adjourned at 4:15 p.m.

REPORT ADOPTED:

Simon Fraser
REEVE

R K Harrison
CHAIRMAN

T 143

RESOLUTION

Gov 23 SESSION 1964 No.

MOVED BY Carlson Lund

SECONDED BY

It is resolved that the 750 ft. frontage property of Nix be refused back to Commissioner Lund on agreement be presented to the Commission covering the principle of leasing the balance of the property and also be an agreement covering the lease and land on which lease is situate

L. A. Hale

SAFETY ▲ N

or when taken to hospital

L R Steele

T 143

RESOLUTION

9 Nov 22 SESSION 19 64 No.

MOVED BY Agnew

SECONDED BY

Amendment to Clause 1 of the recommendations of item 794 of the General Committee report of Nov 18 by adding "that the Parks Dept be requested to locate all seats as far away as possible from all residences

Carried
R K Harrison

803. FILE 108-64 - County of Peel General (Regulation of Signs and Gasoline Pumps on or Adjacent to County Roads)

804. FILE 59-64 - Credit Valley Conservation Authority (Appointments)

805. FILE 121-64 - Reeve Speck's Industrial Promotion Tour in Europe

806. FILE PROJECT 190 - Storm Sewer Outlet, Crossfield Bend (Drumgray Road Closing)

807. FILE PROJECT 190 - Storm Sewer Outlet, Crossfield Bend (Crossfield Bend Road Closing)

808. FILE 114-64 - Ontario Water Resources Commission General (Township of Toronto Water Pollution Survey)

809. FILE 29-62 - Skating Areas (Credit River Parking)

810. FILE OZ-22-64 - Applewood Dundas Limited

811. FILE PROJECT 13-64 - Lornewood Drainage Improvements (Dennison Property)

812. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

813. FILE 7-64 - Clerks General (Official Opening, Burlington Municipal Building)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

NOVEMBER 16, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vignale, Harrison, Jenkins, McKechnie, Pickell, Searle & McMillan.

STAFF PRESENT: M. D. Henderson and E. Stewart.

REPORT NUMBER 38

ITEMS CONSIDERED:

803. FILE 108-64 - COUNTY OF PEEL GENERAL (REGULATION OF SIGNS AND GASOLINE PUMPS ON OR ADJACENT TO COUNTY ROADS) -

A copy of a letter dated November 3, 1964, and a copy of a by-law referred to in the letter passed by County Council to regulatesigns and gasoline pumps in the County of Peel, on or adjacent to County roads, was before the Committee for its consideration. The Committee was advised that this by-law was before Council at its meeting on November 9, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That the by-law be received; and further, that a copy of it be checked by the Director of Planning and Director of Development to determine whether or not this by-law conflicts with the Township Zoning Requirements in any way.

804. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (APPOINTMENTS) - In a letter dated November 2, 1964, Mr. A. S. L. Barnes, Director Conservation Authorities Branch, advised that by Order-in-Council OC-3390-64, dated October 22, 1964, Mr. R. K. McMillan was appointed a member of the Credit Valley Conservation Authority and also its Chairman. As a Government appointed member of the Authority, he ceases to represent the Township of Toronto on the Authority and will remain a member and the Chairman at the pleasure of the Lieutenant-Governor in Council. As the population of this Township within the Authority is estimated to be 52,436 or 74% of the total of 70,359, the Township is entitled to appoint a replacement for Mr. McMillan and also a third member.

RECOMMENDATION: That Councillor Pickell be appointed as the second member to represent the Township of Toronto on the Credit Valley Conservation Authority; and further, that the appointment of a third member to represent this Municipality be deferred for the present time.

805. FILE 121-64 - REEVE SPECK'S INDUSTRIAL PROMOTION TOUR IN EUROPE - Reeve Speck presented a report on his Industrial Promotion in Europe on behalf of the Municipality and showed pictures taken on his trip. Mr. Gibb who went with the Reeve on this trip, attended the Committee's meeting for the presentation of this item and assisted with the showing of the pictures.

RECOMMENDATION: That the report as presented by Reeve Speck on his Industrial Promotion in Europe, be received; and further, that a

suitable memento to be chosen by the Deputy-Reeve be given to Mr. Gibb for his assistance to Reeve Speck on this tour.

306. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (DRUMGRAY ROAD CLOSING) (#781)

The Committee was advised that Drumgray Avenue was closed, creating a parcel of land with a frontage of 66' and a depth of 123'. It was decided in June of 1963, that subject to the usual procedure being followed for the sale of the property, that the Municipality would be agreeable to semi-detached development in the area and that the lot be offered for sale to the adjoining land owners for $2,200.00 each half or if one person purchased the entire parcel, for $4,400.00. In a memo dated October 22, 1964, the Property Agent pointed out that Mr. Beverly, one of the adjoining owners, has stated that he does not wish to acquire the 33' but is interested in acquiring 6' because his existing garage encroaches some 3' on the former road allowance. Although he feels the price is rather high, he would agree to purchase the 6' at the suggested rate of $66.67 per foot or $400.00 for the 6'. This would leave a parcel 60' by 123'. It was decided to obtain comments from the Township Engineer, the Planning Director and the Building Commissioner. The Committee was advised that everyone had commented that the 6' parcel could be sold to the adjoining owner, leaving a parcel of sufficient size for a building lot. The Committee considered the fact that a semi-detached dwelling requires a frontage of 60' and an area of 7,500 sq.ft. and whether or not the Committee of Adjustment could consider the difference in area of this

lot and the required 7,500 sq.ft. as a minor variance; all of which, of course, would be subject to the approval of an application for rezoning.

RECOMMENDATION: That the offer to purchase the 6' by Mr. Bevely, the owner of Lot 254, Plan C-20 in the amount of $400.00, be accepted; and further, that the Property Agent be requested to offer the remaining parcel of land for sale at the price previously agreed upon, with the understanding that the Municipality will make the necessary applications for a change of zoning and to the Committee of Adjustment, if necessary.

807. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (CROSSFIELD BEND ROAD CLOSING) (#781 & 806)

At Council's meeting on November 9, the following decision was made regarding the sale of the closed out portion of Crossfield Bend:

"That a conditional offer to purchase in the amount of $4,400.00 for the closed portion of Crossfield Bend, be accepted; and further, that the Municipality process the necessary application to determine whether or not this parcel of land can be rezoned RM1."

The Committee was advised that since that time, an offer has been received from the owner of Lot 35, Registered Plan C-20, being the other adjacent owner. Mr. Donnison's offer is in the amount of $4,500.00.

RECOMMENDATION: That the application to determine whether or not the parcel of land can be rezoned RM1 be continued with, but that no action be taken with regard to a sale at the present time.

808. FILE 114-64 - ONTARIO WATER RESOURCES COMMISSION GENERAL (TOWNSHIP OF TORONTO WATER POLLUTION SURVEY)

A copy of a letter dated October 30, 1964, from Mr. W. A. Stagglas, Supervisor of Stream Surveys for the Ontario Water Resources Commission, was before the Committee. The Committee was advised that a copy of the survey

referred to is available in the Clerk's Department for anyone wishing to peruse it in greater detail. The following recommendations contained in the report were attached to the agenda for the Committee's consideration:

1. All establishments operating private sewage disposal systems should be connected to the municipal sanitary sewers where these area available.

2. Municipal sanitary sewers should be extended into areas where major water pollution problems exist.

3. High density residential developments should not be undertaken in areas where successful operation of private sewage disposal systems is doubtful unless municipal sanitary sewers are provided.

RECOMMENDATION: That the information contained in the report from the Ontario Water Resources Commission on the Township of Toronto Water Pollution Survey, be received and filed.

809. FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING) (#752) - Consideration was given to parking for the Credit River Rink at recent General Committee and Council meetings. One of the problems considered was that no parking would be available at the Port Credit Arena or Park. Therefore, the Township would have to supply all of the parking in other locations. The Committee was advised that the following resolution was passed by the Port Credit Council at a recent meeting:

"Resolved that the Chairman of Parks, J. V. Holland, be authorized to cooperate with the Toronto Townsip in allowing parking this winter in Memorial Park if and when it is possible and does not interfere with the plans for the Park, providing any damage be underwritten by Toronto Township."

Port Credit requested that if the Township of Toronto is interested in investigating this matter further, that the officials from the Township

of Toronto meet with Mr. Todd of Port Credit as soon as possible to work out suitable arrangements.

RECOMMENDATION: That the Commissioner of Parks and Recreation and the Superintendent of Parks meet with Mr. Todd to investigate the possibility of the Township of Toronto using the Memorial Park in Port Credit for parking in relation to the Credit River Skating Area, and report back to the General Committee.

810. FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED - This is an application requesting a change of the Zoning By-law from CM1 and DC to RM7D4. The lands are located on the north side of Dundas Highway, between Tomken Road and Constitution Boulevard. The Planning Board considered the request at its meeting on November 3, 1964, when it decided to recommend that the staff report be adopted; and further that Council be requested to hold any public meetings which may be deemed necessary with respect to this application. A copy of the report dated November 3, 1964, from the Planning Board was attached to the agenda. The Planning Board's recommendation was that the application be approved; and further, that the lands immediately north of the lands under consideration in the application presently zoned RM4, be changed to RM7D4.

RECOMMENDATION: That the Planning Board's recommendation on application OZ-22-64, be adopted; and further, that the owners of property within a radius of 300' of the lands under consideration for a change of zoning, be notified that further consideration will be given at Council's meeting on December 14, 1964, at 7:30 p.m.

811. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (DENNISON PROPERTY) (#795)

The Committee was advised that in a memo dated November 12, 1964, the Property Agent advised that Mr. Dennison has submitted for acceptance by Council, two copies of a grant of easement across his property for the amount of $220.00 and in addition to this amount, he has requested that the Township compensate him for the legal costs of $50.00.

RECOMMENDATION: That the offer from Mr. Dennison to sell to the Township, an easement across his property for the sum of $220.00 and the payment of his legal costs of $30.00, be accepted, subject to the Lornewood Drainage Scheme being proceeded with.

812. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE (#737) -

The Committee considered copies of the following letters:

1. A letter dated October 16, 1964;
2. A letter dated November 12, 1964, both from the Property Agent.

These letters pointed out the results of Mr. Wilkinson's negotiations with the owners of property where the walkway is proposed. The last paragraph of Mr. Wilkinson's letter dated November 12, 1964, states: "After reexamining the various factors involved in the project, particularly, since learning that applications to the Committee of Adjustment will not be necessary and that the owner of Lot 19, Plan B-17 is strongly opposed to selling the whole lot, we feel that it might be advisable to proceed as originally planned, i.e. (1) purchase the most southerly 10' of Lot 9, Plan 714 for $2,500.00 as agreed upon by the owners; (2) confirm the suggested offer of $2,350.00 for the 10' strip of Lot 19, Plan

B-17 and if this offer is not accepted, proceed with expropriation of this strip".

RECOMMENDATION: That the Property Agent be authorized to proceed with the negotiations for the walkway from Indian Grove to Wateska Boulevard on the basis of his suggestion as outlined above, with one amendment: That he endeavour to negotiate the acquisition of the 10' strip from Lot 9, Plan 714 on the north side instead of the south side.

813. FILE 7-64 - CLERKS GENERAL (OFFICIAL OPENING, TOWN OF BURLINGTON MUNICIPAL BUILDING)

Reeve Speck presented a letter dated November 8, 1964, from the Burlington Gazette pointing out that the Gazette will prepare a page of congratulations to the Town of Burlington from the various Ontario municipalities. The cost of joining in this page of congratulations is $7.00.

RECOMMENDATION: That the letter dated November 8, 1964, from the Burlington Gazette regarding the opening of the new Municipal Building in the Town of Burlington, be received and filed.

The meeting adjourned at 2:00 p.m.

REPORT ADOPTED:

CLERK

CHAIRMAN

T 143

RESOLUTION

NR 23 SESSION 1964 No.

MOVED BY R K Harrison

SECONDED BY

Gen Committee Report be amended in item No 808 - Recconendation be amended ~~by~~ by deleting the words "and filed" at~~e~~ end of reccomandation

T 143

RESOLUTION

NW 23 SESSION 1964 No.

MOVED BY Crumley

SECONDED BY

Be it resolved that item 810 of General Committee report be amended to read - be approved in principle.

carried
RH Harrison

803. FILE 108-64 - County of Peel General (Regulation of Signs and Gasoline Pumps on or Adjacent to County Roads)

804. FILE 59-64 - Credit Valley Conservation Authority (Appointments)

805. FILE 121-64 - Reeve Speck's Industrial Promotion Tour in Europe

806. FILE PROJECT 190 - Storm Sewer Outlet, Crossfield Bend (Drumgray Road Closing)

807. FILE PROJECT 190 - Storm Sewer Outlet, Crossfield Bend (Crossfield Bend Road Closing)

808. FILE 114-64 - Ontario Water Resources Commission General (Township of Toronto Water Pollution Survey)

809. FILE 29-62 - Skating Areas (Credit River Parking)

810. FILE OZ-22-64 - Applewood Dundas Limited

811. FILE PROJECT 13-64 - Lornewood Drainage Improvements (Dennison Property)

812. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

813. FILE 7-64 - Clerks General (Official Opening, Burlington Municipal Building)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

NOVEMBER 16, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Vignale, Harrison, Jenkins, McKechnie, Pickell, Searle & McMillan.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 38

ITEMS CONSIDERED:

803. FILE 108-64 - COUNTY OF PEEL GENERAL (REGULATION OF SIGNS AND GASOLINE PUMPS ON OR ADJACENT TO COUNTY ROADS) -

A copy of a letter dated November 3, 1964, and a copy of a by-law referred to in the letter passed by County Council to regulatesigns and gasoline pumps in the County of Peel, on or adjecent to County roads, was before the Committee for its consideration. The Committee was advised that this by-law was before Council at its meeting on November 9, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That the by-law be received; and further, that a copy of it be checked by the Director of Planning and Director of Development to determine whether or not this by-law conflicts with the Township Zoning Requirements in any way.

804. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (APPOINTMENTS) - In a letter dated November 2, 1964, Mr. A. S. L. Barnes, Director Conservation Authorities Branch, advised that by Order-in-Council OC-3390-64, dated October 22, 1964, Mr. R. K. McMillan was appointed a member of the Credit Valley Conservation Authority and also its Chairman. As a Government appointed member of the Authority, he ceases to represent the Township of Toronto on the Authority and will remain a member and the Chairman at the pleasure of the Lieutenant-Governor in Council. As the population of this Township within the Authority is estimated to be 52,436 or 74% of the total of 70,359, the Township is entitled to appoint a replacement for Mr. McMillan and also a third member.

RECOMMENDATION: That Councillor Pickell be appointed as the second member to represent the Township of Toronto on the Credit Valley Conservation Authority; and further, that the appointment of a third member to represent this Municipality be deferred for the present time.

805. FILE 121-64 - REEVE SPECK'S INDUSTRIAL PROMOTION TOUR IN EUROPE - Reeve Speck presented a report on his Industrial Promotion in Europe on behalf of the Municipality and showed pictures taken on his trip. Mr. Gibb who went with the Reeve on this trip, attended the Committee's meeting for the presentation of this item and assisted with the showing of the pictures.

RECOMMENDATION: That the report as presented by Reeve Speck on his Industrial Promotion in Europe, be received; and further, that a

suitable memento to be chosen by the Deputy-Reeve be given to Mr. Gibb for his assistance to Reeve Speck on this tour.

806. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (DRUMGRAY ROAD CLOSING) (#781)

The Committee was advised that Drumgray Avenue was closed, creating a parcel of land with a frontage of 66' and a depth of 123'. It was decided in June of 1963, that subject to the usual procedure being followed for the sale of the property, that the Municipality would be agreeable to semi-detached development in the area and that the lot be offered for sale to the adjoining land owners for $2,200.00 each half or if one person purchased the entire parcel, for $4,400.00. In a memo dated October 22, 1964, the Property Agent pointed out that Mr. Beverly, one of the adjoining owners, has stated that he does not wish to acquire the 33' but is interested in acquiring 6' because his existing garage encroaches some 3' on the former road allowance. Although he feels the price is rather high, he would agree to purchase the 6' at the suggested rate of $66.67 per foot or $400.00 for the 6'. This would leave a parcel 60' by 123'. It was decided to obtain comments from the Township Engineer, the Planning Director and the Building Commissioner. The Committee was advised that everyone had commented that the 6' parcel could be sold to the adjoining owner, leaving a parcel of sufficient size for a building lot. The Committee considered the fact that a semi-detached dwelling requires a frontage of 60' and an area of 7,500 sq.ft. and whether or not the Committee of Adjustment could consider the difference in area of this

lot and the required 7,500 sq.ft. as a minor variance; all of which, of course, would be subject to the approval of an application for rezoning.

RECOMMENDATION: That the offer to purchase the 6' by Mr. Bevely, the owner of Lot 254, Plan C-20 in the amount of $400.00, be accepted; and further, that the Property Agent be requested to offer the remaining parcel of land for sale at the price previously agreed upon, with the understanding that the Municipality will make the necessary applications for a change of zoning and to the Committee of Adjustment, if necessary.

807. FILE PROJECT 190 - STORM SEWER OUTLET, CROSSFIELD BEND (CROSSFIELD BEND ROAD CLOSING) (#781 & 806)

At Council's meeting on November 9, the following decision was made regarding the sale of the closed out portion of Crossfield Bend:

"That a conditional offer to purchase in the amount of $4,400.00 for the closed portion of Crossfield Bend, be accepted; and further, that the Municipality process the necessary application to determine whether or not this parcel of land can be rezoned RM1."

The Committee was advised that since that time, an offer has been received from the owner of Lot 35, Registered Plan C-20, being the other adjacent owner. Mr. Dennison's offer is in the amount of $4,500.00.

RECOMMENDATION: That the application to determine whether or not the parcel of land can be rezoned RM1 be continued with, but that no action be taken with regard to a sale at the present time.

808. FILE 114-64 - ONTARIO WATER RESOURCES COMMISSION GENERAL (TOWNSHIP OF TORONTO WATER POLLUTION SURVEY)

A copy of a letter dated October 30, 1964, from Mr. W. A. Steggles, Supervisor of Stream Surveys for the Ontario Water Resources Commission, was before the Committee. The Committee was advised that a copy of the survey

referred to is available in the Clerk's Department for anyone wishing to peruse it in greater detail. The following recommendations contained in the report were attached to the agenda for the Committee's consideration:

1. All establishments operating private sewage disposal systems should be connected to the municipal sanitary sewers where these area available.

2. Municipal sanitary sewers should be extended into areas where major water pollution problems exist.

3. High density residential developments should not be undertaken in areas where successful operation of private sewage disposal systems is doubtful unless municipal sanitary sewers are provided.

RECOMMENDATION: That the information contained in the report from the Ontario Water Resources Commission on the Township of Toronto Water Pollution Survey, be received and filed.

809. FILE 29-62 - SKATING AREAS (CREDIT RIVER PARKING) (#752) - Consideration was given to parking for the Credit River Rink at recent General Committee and Council meetings. One of the problems considered was that no parking would be available at the Port Credit Arena or Park. Therefore, the Township would have to supply all of the parking in other locations. The Committee was advised that the following resolution was passed by the Port Credit Council at a recent meeting:

"Resolved that the Chairman of Parks, J. V. Holland, be authorized to cooperate with the Toronto Townsip in allowing parking this winter in Memorial Park if and when it is possible and does not interfere with the plans for the Park, providing any damage be underwritten by Toronto Township."

Port Credit requested that if the Township of Toronto is interested in investigating this matter further, that the officials from the Township

of Toronto meet with Mr. Todd of Port Credit as soon as possible to work out suitable arrangements.

RECOMMENDATION: That the Commissioner of Parks and Recreation and the Superintendent of Parks meet with Mr. Todd to investigate the possibility of the Township of Toronto using the Memorial Park in Port Credit for parking in relation to the Credit River Skating Area, and report back to the General Committee.

810. FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED - This is an application requesting a change of the Zoning By-law from CM1 and DC to RM7D4. The lands are located on the north side of Dundas Highway, between Tomken Road and Constitution Boulevard. The Planning Board considered the request at its meeting on November 3, 1964, when it decided to recommend that the staff report be adopted; and further that Council be requested to hold any public meetings which may be deemed necessary with respect to this application. A copy of the report dated November 3, 1964, from the Planning Board, was attached to the agenda. The Planning Board's recommendation was that the application be approved; and further, that the lands immediately north of the lands under consideration in the application presently zoned RM4, be changed to RM7D4.

RECOMMENDATION: That the Planning Board's recommendation on application OZ-22-64, be adopted; and further, that the owners of property within a radius of 300' of the lands under consideration for a change of zoning, be notified that further consideration will be given at Council's meeting on December 14, 1964, at 7:30 p.m.

811. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (DENNISON PROPERTY) (#795)

The Committee was advised that in a memo dated November 12, 1964, the Property Agent advised that Mr. Dennison has submitted for acceptance by Council, two copies of a grant of easement across his property for the amount of $220.00 and in addition to this amount, he has requested that the Township compensate him for the legal costs of $50.00.

RECOMMENDATION: That the offer from Mr. Dennison to sell to the Township, an easement across his property for the sum of $220.00 and the payment of his legal costs of $50.00, be accepted, subject to the Lornewood Drainage Scheme being proceeded with.

812. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE (#737)

The Committee considered copies of the following letters:

1. A letter dated October 16, 1964;
2. A letter dated November 12, 1964, both from the Property Agent.

These letters pointed out the results of Mr. Wilkinson's negotiations with the owners of property where the walkway is proposed. The last paragraph of Mr. Wilkinson's letter dated November 12, 1964, states: "After reexamining the various factors involved in the project, particularly, since learning that applications to the Committee of Adjustment will not be necessary and that the owner of Lot 19, Plan B-17 is strongly opposed to selling the whole lot, we feel that it might be advisable to proceed as originally planned, i.e. (1) purchase the most southerly 10' of Lot 9, Plan 714 for $2,500.00 as agreed upon by the owners; (2) confirm the suggested offer of $2,350.00 for the 10' strip of Lot 19, Plan

B-17 and if this offer is not accepted, proceed with expropriation of this strip".

RECOMMENDATION: That the Property Agent be authorized to proceed with the negotiations for the walkway from Indian Grove to Wateska Boulevard on the basis of his suggestion as outlined above, with one amendment: That he endeavour to negotiate the acquisition of the 10' strip from Lot 9, Plan 714 on the north side instead of the south side.

813. FILE 7-64 - CLERKS GENERAL (OFFICIAL OPENING, TOWN OF BURLINGTON MUNICIPAL BUILDING)

Reeve Speck presented a letter dated November 8, 1964, from the Burlington Gazette pointing out that the Gazette will prepare a page of congratulations to the Town of Burlington from the various Ontario municipalities. The cost of joining in this page of congratulations is $7.00.

RECOMMENDATION: That the letter dated November 8, 1964, from the Burlington Gazette regarding the opening of the new Municipal Building in the Town of Burlington, be received and filed.

The meeting adjourned at 2:00 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

TOWN STATUS COMMITTEE

This Committee met on November 4, 1964, and November 20, 1964, with Mr. John G. Parkinson and the Department of Municipal Affairs.

As a result of these meetings and after full consideration, the Town Status Committee recommends to Council as follows:

That the Township of Toronto seek incorporation into a Town forthwith.

Reeve

R K Harrison
Chairman

R E P O R T

TOWN STATUS COMMITTEE

This Committee met on November 4, 1964, and November 20, 1964, with Mr. John G. Parkinson and the Department of Municipal Affairs.

As a result of these meetings and after full consideration, the Town Status Committee recommends to Council as follows:

That the Township of Toronto seek incorporation into a Town forthwith.

Leave

R K Harrison
Chairman

Cooksville, Ontario,
November 25, 1964.

A special meeting of Toronto Township Council was held on the above date, commencing at 2:35 p.m. The following members of Council were in attendance: Reeve Speck, Deputy-Reeve Murray, Councillors Vignale, Harrison, Jenkins, McMillan, McKechnie and Searle.

Members of staff present: Messrs. M. D. Henderson and H. E. Stewart. Mr. H. J. A. Brown, Business Administrator, Township of Toronto Board of Education was also in attendance.

The following resolutions were considered and passed:

Moved by: C. M. Murray #240
Seconded by: R. K. Harrison

RESOLVED that the Engineering Dept. be instructed to re-call tenders for construction of a tunnel for sanitary sewer purposes beneath the North and South Service Roads and the Queen Elizabeth Highway at Kipper Ave.

CARRIED

Moved by: Frank J. McKechnie #241
Seconded by: R. K. Harrison

BE IT RESOLVED that the County of Peel be asked to investigate the cost of reproductions, in modest form, prepared for sale at cost to citizens of the County, the 1877 County of Peel Atlas, so that this historical document may be widely circulated in time for the 1967 Centennial Celebrations.

CARRIED

Moved by: Frank J. McKechnie #242
Seconded by: R. K. McMillan

WHEREAS the Council of the Corporation of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Program as described in the Memorandum of the Minister of Municipal Affairs, dated the 4th of November, 1963, in respect of the following project; namely, New Burnhamthorpe Public School, hereinafter referred to as "the project";

AND WHEREAS the project or part of it, would not, without the assistance under the Program, have been included among the capital works projects to be under-

taken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a year later;

AND WHEREAS the project is one to which the immediately preceding paragraph applies in whole;

AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;

NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $236,000.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

Moved by: Frank J. McKechnie #243
Seconded by: R. A. Searle

WHEREAS the Council of the Corporation of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance program as described in the Memorandum of the Minister of Municipal Affairs, dated the 4th day of November, 1963, in respect of the following project; namely, Britannia Vocational School, hereinafter referred to as "the project";

AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's Memorandum;

AND WHEREAS the project, or part of it, would not, without the assistance under the program, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;

AND WHEREAS the project is one to which the immediately preceding paragraph applies in whole;

AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;

NOW THEREFORE be it resolved that application be made to the Minister of

Municipal Affairs for a commitment for a loan in the amount of $196,504.00, to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

Moved by: C. Jenkins #244
Seconded by: C. M. Murray

WHEREAS the Council of the Corporation of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Program as described in the Memorandum of the Minister of Municipal Affairs, dated the 4th of November, 1963, in respect of the following project; namely, Westwood Public School hereinafter referred to as "the project";
AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's Memorandum;
AND WHEREAS the project or part of it would not, without the assistance under the program, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which the application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;
AND WHEREAS the project is one to which the immediately preceding paragraph applies in whole;
AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;
NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $236,000.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

Moved by: R. A. Searle #245
Seconded by: Frank J. McKechnie

WHEREAS the Council of the Corporation of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Program as described in the Memorandum of the Minister of Municipal Affairs, dated the 4th of November, 1963, in respect of the following project;

namely; Lakeview Park School addition, hereinafter referred to as "the project";

AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's Memorandum'

AND WHEREAS the project or part of it, would not, without the assistance under the program, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;

AND WHEREAS the project is one to which the immediately preceding paragraph applies in whole;

AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;

NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $166,000.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

OTHER BUSINESS

RE: 1965 CAPITAL BUDGET - Councillor Jenkins inquired about the possibility of receiving information from the Board of Education regarding the total capital budget requirements for 1965, and other information regarding the number of students, number of classrooms, etc. Mr. Brown pointed out that, in his opinion, it would be beneficial to both the Board and Council if a joint meeting were arranged to discuss these items. It was agreed that such a meeting would be arranged for this purpose.

RE: CONNECTION TO SANITARY SEWERS - Councillor Vignale asked about the by-law requiring people to connect to sanitary sewers and was advised by Mr. Henderson that this by-law was being looked into at the present time to determine the best procedure to be followed in notifying those persons who have not connected to the sewers.

RE: LICENSING BY-LAW - Councillor Vignale also enquired about the new Licensing By-law and was advised that it would be ready for consideration by General Committee at its next meeting.

RE: 1965 CAPITAL BUDGET CONSIDERATION - Councillor McKechnie asked when the proposed 1965 capital budget would be ready for consideration by the General Committee and was advised that it would likely be ready for the next General Committee meeting.

The following resolution was also passed at this meeting:

Moved by: R. K. McMillan #246
Seconded by: R. K. Harrison

RESOLVED that Item No. 6, General Committee Report dated November 25th, 1964, be adopted.

deleted by Council Dec 7th 1964 S.D.

CARRIED

The meeting adjourned at 3:30 p.m.

Reeve

Clerk

Cooksville, Ontario,
November 23, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on November 23rd, commencing at 1:30 p.m. The following members were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie and R. A. Searle. Councillor Pickell arrived at 4:00 p.m.

Members of staff present: Mr. K. H. MacDiarmid, Solicitor; Mr. E. Bodnar, Deputy-Township Engineer. Mr. E. Halliday, Superintendent of Parks, and Mr. E. Law, Deputy-Director of Development also attended a portion of this meeting.

Minutes of meeting held on November 9th, 1964, were adopted as read.

DEPUTATIONS

MRS. ZATELNY, of Nocturne Court, appeared before Council with respect to a water problem on her property which has, on occasion caused four to five inches of water in the basement. Mrs. Zatelny advised that she has contacted the Hydro (who have installed underground wiring in the immediate area), the Public Utilities Commission, the Peel County Health Unit and the Township Engineering Department in an effort to locate the source of this water. Mr. Bodnar stated that the Engineering Department have investigated this matter and are now studying their findings and will submit a report to General Committee on Wednesday of this week.

COMMUNICATIONS

Town of Port Credit - letter advising that the Town has now made arrangements for handling police calls between the hours of 5:00 p.m. and 8:00 a.m. Letter to be received and filed.

Parkinson, Gardiner, Roberts, (Solicitors) - letter advising that in their opinion it may be quite some time before taxation is known with respect to Police Village of Malton application to become a Village, and that a date for the hearing has not yet been set. Letter to be received and filed.

South Fairfields Ratepayers' Association - Letter expressing thanks to Council for sympathetic consideration and efforts in having the Bellingham subdivision plan changed to contain a smaller number of multiple dwellings.

Alan Crossley, Architect & Development Consultant, Erindale, Ontario - Letter commending Council on their decision to rename Streetsville Road, as Mississauga Road. Letter to be received and letter of thanks sent to Mr. Crossley.

The Royal Canadian Legion,(Cooksville Branch) - Letter expressing thanks for Township donation to Post Fund. Letter to be received and filed.

Tea Council of Canada - Letter outlining their Christmas-New Year Road Safety Programme and soliciting support of Township organizations in the use of car bumper strips. Letter to be received and no action taken.

Ontario Water Resources Commission - Re O.W.R.C. report on Brampton-Township of Chinguacousy Sewage treatment plant - Letter recommending that the Township of Toronto contact one of the above municipalities to secure a copy of this report. To be received.

Peel County Health Unit - Letter enclosing copy of report from O.W.R.C. showing results of tests of samples of water taken from Etobicoke River above and below the sewage treatment plant on Second Line East, Township of Toronto. To be received.

NOTE: In connection with the reports mentioned in the above two letters, it was felt that a meeting should be held with Mr. Caverly, General Manager of O.W.R.C. and acoordingly Councillor Jenkins moved a verbal motion recommending that Mr. Caverly be invited to attend before General Committee for a full discussion on the Brampton Sewage Treatment Plant located in this Township. This motion carried.

Department of Transport - letter advising that a Noise Abatement Committee has been established to work out the best procedures, from a noise point of view, for getting aircraft into and out of the Toronto International Airport. Councillor Harrison moved that a letter of appreciation be sent to the Department and that they be assured of this Township's close liaison with this newly formed Committee.

Township of Toronto Recreation & Parks Department - Letter from Mr. W. J. Hare, Commissioner of Recreation and Parks advising of "Township of Toronto Day" to be held at Maple Leaf Gardens on Sunday, December 20th The Reeve requested that all members of Council attend if possible.

COMMITTEE REPORTS

On motion by Councillor McMillan, Council moved into Committee for presentation of Committee reports, Councillor Searle in the Chair.

GENERAL COMMITTEE REPORT DATED NOVEMBER 12, 1964.

RE: ITEM #790 - FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE - The recommendation on this item was amended as follows:

"That this item be referred back to General Committee when an agreement be presented to the Committee covering the principle of leasing the balance of the property and also an agreement covering the house and land on which house is situated."

RE: ITEM #794 - FILE 29-62 - SKATING AREAS (1964-65 RINK SEASON) - The recommendation on this item was amended by adding the following thereto:

"AND that the Parks Department be requested to locate all rinks as far away as possible from all residences."

GENERAL COMMITTEE REPORT DATED NOVEMBER 16, 1964

RE: ITEM #804 - FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY (APPOINTMENTS)

A recorded vote was requested on this recommendation, with the following result:

In favour of the recommendation		Those opposed
R. Speck	C.Jenkins	
C. Murray	R. McMillan	Nil
V. Vignale	F. McKechnie	
R. Harrison	R. Searle	

Absent - 1 (C. Pickell)

CARRIED 8-0

RE: ITEM #808 - FILE 114-64 - ONTARIO WATER RESOURCES COMMISSION GENERAL (TOWNSHIP OF TORONTO WATER POLLUTION SURVEY)

The recommendation on this item was amended by deleting the last two words - "and filed".

RE: ITEM #810 - FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED - The recommendation on this item was amended as follows:

"That the Planning Board's recommendation on application OZ-22-64, be approved in principle; and further, that the owners of property within a radius of 300' of the lands under consideration for a change of zoning, be notified that further consideration will be given at Council's meeting on December 14, 1964 at 7:30 p.m."

Due to another appointment, Councillor Searle withdrew from the meeting, and Councillor Harrison moved into the chair.

REPORT OF TOWN STATUS COMMITTEE - The recommendation of this committee is as follows:

"THAT the Township of Toronto seek incorporation into a Town forthwith."

A recorded vote was requested on this recommendation, as follows:

Those in favour of the recommendation	Those opposed
R. W. Speck	Nil
C. M. Murray	
V. Vignale	
R. K. Harrison	
C. D. Jenkins	
R. K. McMillan	
F. J. McKechnie	
C. A. Pickell	

Absent 1 (R. A. Searle)

CARRIED 8-0

Copies of the above reports and amendments thereto, are attached to these minutes.

RE: SALE OF CHRISTMAS TREES - Mr. Law, Deputy-Director ofDevelopment attended the meeting to explain to Council members that the sale of Christmas trees is controlled under the provisions of the Zoning By-law. It was recommended to Mr. Law that a member of his staff be on duty on weekends to keep track of this matter.

A motion for recess was made at 3:35 p.m. and the meeting reconvened at 4:00 p.m.

UNFINISHED BUSINESS

RE: AMENDMENTS TO ZONING BY-LAWS - Councillor McKechnie again requested that Zoning By-law 2273 be amended at the same time that amendments are made to Zoning By-law 2813. The Reeve requested that this matter be followed through and this policy adhered to rigidly in the future.

MOTIONS

Moved by: R. K. Harrison #229
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated November 12, 1964, be adopted as amended in items Nos. 790 and 794.

CARRIED

Moved by: R. K. Harrison #230
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated November 16, 1964, be adopted as amended in items Nos. 808 and 810.

CARRIED

Moved by: C. M. Murray #231
Seconded by: C. D. Jenkins

RESOLVED that report of Town Status Committee dated November 4, and November 20, 1964, be adopted as presented. Recorded vote showed all in favour. (Searle absent)

CARRIED

Moved by: R. K. McMillan #232
Seconded by: C. M. Murray

AND RESOLVED that Marie Perron, having been employed with the Township of Toronto two years or more, be considered a full time employee for purposes of and as defined by the Unemployment Insurance Act.

CARRIED

Moved by: R. K. McMillan #233
Seconded by: C. M. Murray

AND RESOLVED that Mary Ashworth, having been employed with the Township of Toronto Library Board two years or more, be considered a full time employee for purposes of and as defined by the Unemployment Insurance Act.

CARRIED

Moved by: C. M. Murray #234
Seconded by: C. D. Jenkins

BE IT RESOLVED that a letter of congratulations be sent to the Town of Burlington for the opening of Burlington's new Town Hall.

CARRIED

Moved by: Frank J. McKechnie #235
Seconded by: R. K. McMillan

AND RESOLVED that the contract for the installation of a Heat-Exchanger in the Malton Pollution Control Centre (P.N. 57-64) be awarded to Ontario Millwrights for the low bid of $5,219.00.

CARRIED

Moved by: C. M. Murray #236
Seconded by: C. Jenkins

WHEREAS the Council of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Program as described in the Memorandum of the Minister of Municipal Affairs, dated the 4th day of November, 1963, in respect of the following project; namely, Community Centre in Huron Park, hereinafter referred to as "the project";
AND WHEREAS the project is, in the opinion of the Council a municipal project within the meaning of the Minister's Memorandum;
AND WHEREAS the project woulr not, without the assistance under the program, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;
AND WHEREAS the project is one to which the immediately preceding paragraph applies in whole;
AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;
NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $757,109.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

Moved by: R. K. McMillan #237
Seconded by: C. M. Murray

BE IT RESOLVED that the following persons, subject to their acceptance, be appointed to the Retarded Children's Education Authority for the following terms of office:

R. Williams	- 2 years	Councillor Jenkins	- 1 year
Alan A. Martin	- 2 years	Councillor McMillan	- 1 year

BE IT FURTHER RESOLVED that if either Mr. Williams or Mr. Martin cannot accept this appointment, that Mr. Thomas Belch be appointed for a term of 2 years.

CARRIED

Recorded vote follows:

RECORDED VOTE ON MOTION #237

Those in favour	Those opposed
R. W. Speck	R. K. Harrison
C. M. Murray	F. J. McKechnie
V. Vignale	
R. K. McMillan	
C. A. Pickell	
C. D. Jenkins	

Carried 6-2 Absent 1 (Searle)

Moved by: R. K. McMillan #238
Seconded by: Victor Vignale

AND RESOLVED that the contract for the construction of a sanitary sewer in tunnel under the Q.E.W. at Kipper Avenue (P.N. 56-64) be awarded to Peel Earth Boring Company Limited, using Option #2, in the amount of $17,903.22, this being the lowest tender received.

CARRIED

NOTE: Resolution #238 was later rescinded by resolution #239.

BY-LAWS

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto. (Sanitary Sewer Dixie Road - 524-STP-40) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk and the Corporate Seal attached thereto, and numbered 4987.

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto, (Phase I Etobicoke Valley Collector Sewer - File 524-STP-42) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4988.

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto, (Phase VI, Cooksville Trunk Sewer (File 524-STP-39) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4989.

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto, (Phase II, Etobicoke Valley Collector Sewer - File 524-STP-43) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4990.

A By-law to authorize execution of an Agreement between Central Mortgage and Housing Corporation and the Corporation of the Township of Toronto, (Derry Road Sanitary Trunk Sewer - File 524-STP-41) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4991.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (part West half of Lot 12, Con. 2, W.H.S. - Second Line West) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate seal attached thereto, and numbered 4992.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (part Lot 13, Con. I, S.D.S. - Cliff Road) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4993.

Note: By-law 4994 was dealt with at the evening session.

A By-law to amend By-law Number 2813 as amended (File OZ-16-64 - United Lands) was read a first & second times and numbered 4995.

A By-law to authorize execution of an agreement for storm sewer construction in the Township of Toronto (P. N. 45-64) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 4996.

A By-law to authorize the execution of an agreement between Harry Rangeley Morris and Elizabeth Beverley Morris and the Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4997.

A By-law to accept a Grant of Easement (part Lot 11, Range 2, CIR) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4998.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amountof $30,000.00 for the construction of sanitary sewer, Township of Toronto (Across Q.E.W. at Kipper Avenue) was read a first and second times and numbered 4999.

NOTE: Number 5000 is reserved for debenture by-law now in preparation

By-law Number 4857, being a by-law to authorize construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $210,000.00 (Fairview Area) was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk, and the Corporate Seal attached thereto.

By-law to authorize the temporary borrowing of $210,000.00 (re By-law #4857) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4982.

By-law No. 4952 being a by-law to authorize an application to The Ontario Municipal Board for a Quieting Order (re Township boundaries) was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the construction of a watermain and to define areas of immediate benefit and to establish rates therein was read a first and second times, and numbered 5001.

A By-law to authorize construction of a sanitary sewer and private drain connections in the Malton Sewer Area, Township of Toronto at an estimted total cost of $30,000.00 (on Derry Road) was read a first and second times and numbered 5002.

A By-law to amend By-law Number 2813 as amended (File OZ-18-64) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5003.

A By-law to authorize the construction of a watermain, Township of Toronto, at an estimated total cost of $3,100.00 (Atwater Ave) was read a first and second times and numbered 5004.

A By-law to amend By-law Number 1735 (Re Plans 721 and 722) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5005.

NOTE: By-law #5006 as listed on the agenda was withdrawn.

OTHER BUSINESS

RE: ROAD WIDENING BY-LAW - Due to the need for guidance in connection with divisions of land and plans of subdivision, the Reeve suggested that this by-law should be reviewed, and further, that two members of Council and two members of Planning Board should constitute a committee to bring in a recommendation to Council and Planning Board so that consideration may be given to amending the by-law to bring it up to date. Councillor McMillan made a motion to this effect and the motion carried.

Also in connection with road widenings, Councillor McMillan pointed out that an application had been brought in to the office where a 43 ft. widening was required. It was suggested by Councillor McKechnie that where 43 ft. is required, the Township should take 27ft. and buy the balance.

RE: URBAN RURAL MUNICIPALITIES ASSOCIATION - Councillor Jenkins reported that due to lack of interest on the part of the executive, it had been decided that no convention will be held this year.

RE: FORMATION OF COMMITTEES - Councillor Vignale asked that all members of Council be notified of the members constituting each newly formed committee.

The meeting recessed at 4:45 p.m. to be reconvened at 7:30 p.m.

- -

At the evening session the following council members were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors Jenkins, Pickell and Searle. Mr. J. Montague of the Planning Board Staff was also in attendance.

RE: FILE OZ-21-64 - (PENNINGTON) Several residents from the Munden Park Area attended this meeting believing this application would be before Council. However it was pointed out to them that the matter had been deferred and that they would be advised when this application will again be before Council.

RE: OZ-11-64 - APPLEWOOD DIXIE LIMITED - Mr. Montague outlined the request contained in this application for rezoning of lands on the west side of Dixie Road south of Burnhamthorpe Road, north of the Dundas. The change requested is from R3 and R4 to R3, RM3D2, RM7D2, RM7D3, RM7D4, AC and O1. MR. WALTER LAUGHTON, a resident on Dixie Road directly opposite the proposed apartment development, expressed concern that this would depreciate the value of his property, particularly if the back of the apartment building was on Dixie Road. It was suggested to Mr. Laughton that it might be well at this time for the five owners of property in this immediate area to make a joint application for rezoning of their lands in anticipation of future development for multiple family purposes.

There were no objections to this application and the following by-law was considered and passed by Council:

A By-law to amend By-law Number 2813 as amended (OZ-11-64) was read a first, Second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 4994.

MOTIONS

RE: P. N. 56-64 - SANITARY SEWER IN TUNNEL UNDER Q.E.WAY AT KIPPER AVE.

Deputy-Reeve Murray expressed some dissatisfaction with resolution No. 238 as enacted at the afternoon meeting and asked that the matter be referred to General Committee for further consideration. Accordingly the following motion was passed by Council:

Moved by: C. M. Murray #239
Seconded by: C. D. Jenkins

RESOLVED that the resolution #238, regarding the contract on project P. N. 56-64, be rescinded.

CARRIED

There being no further business before the Chair, a motion for adjournment was made at 8:05 p.m.

Reeve

Clerk

GENERAL COMMITTEE MEETING, DECEMBER 7, 1964.

829. FILE 8-64 - Complaints (E. H. Canning)
FILE REGISTERED PLAN 642

830. FILE 7-64 - Clerks General (Boxing Day)

831. FILE 39-64 - Conventions (Conference on Regional Development and Economic Change)

832. FILE 103-64 - Police Village of Malton (Agreement)

83_ FILE 222-61 - Port Credit Sanitary Sewer Agreement

834. FILE 126-64 - Walkway from Wateska Boulevard to Indian Road

835. FILE 10-64 - Licensing General (By-law)

836. FILE 10-64 - Licensing General (Taxis)

837. FILE BY-LAW 4973 - Peter Stelmach
FILE T-15143 - Peter Stelmach

838. FILE 29-62 - Skating Areas (Parking, Credit River)

839. FILE BY-LAW 4940 - Caroga Enterprises Limited

840. FILE 2-64 - Appointments
FILE 69-64 - Metropolitan Toronto Planning Board

841. FILE 10-64 - Licensing General (Application for Cab License #E-64)

842. FILE 39-64 - Conventions (Association of Ontario Mayors & Reeves))

843. FILE T-12522 - E. Moursepp

844. FILE REGISTERED PLAN 583 - M. P. McKee

845. FILE 47-64 - Traffic Safety Council (Suburban District Roads)

846. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

847. FILE 26-61 - Unification

848. FILE 27-61 - Township of Toronto Hydro Commission (Underground Wiring)

849. FILE PROJECT 23-64 - Sanitary Sewers, Fairview Heights (Easement Through Hanson Property)

850. FILE T-9646- Lamarino, Soos & Ruffalo (Ranga Investments Ltd.)

851. FILE 33-65 - Capital Budget 1965

852. FILE 96-64 - Malton Memorial Recreation Association

853. FILE 104-64 - Department of Highways General (D.H.O. Yard on Stavebank Road)

854. FILE OZ-44-61 - Dr. R. Perkin
FILE BY-LAW 4950 - Dr. R. Perkin

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 7, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, Searle, Jenkins, Vignale & McKechnie. Councillor McMillan attended the afternoon session.

STAFF PRESENT: M. D. Henderson & J. Corney.

REPORT NUMBER 40

ITEMS CONSIDERED:

829. **FILE 8-64 - COMPLAINTS (E.H. CANNING)**
FILE REGISTERED PLAN 642 - The Committee considered a copy of a letter dated November 24, 1964, from Mr. E. H. Canning in which he points out that he has carried out certain work on Township property in front of his lawn at his own expense. He requests that the Township consider paying part or all of the cost, being $51.52. This problem has been discussed with the Engineering Department which is aware of the complaint regarding this portion of property. It has always been pointed out that the subdivider at the time, met the requirements of the Township insofar as sodding is concerned and that if the home owner wished to change the sod, that it would be necessary to do this at his own expense. Mr. Canning's problem, apparently, resulted from the weeds that infested the sod on Township property. The Committee was informed that the sod placed on Township property today, is of somewhat better quality in that nursery sod is required as opposed to field sod but it is still possible

hat weeds can collect and grow in these areas because they may not be maintained for some months after the sod is put down.

RECOMMENDATION: That Mr. Canning be advised that the Municipality has considered his request and has decided to take no action.

830. FILE 7-64 - CLERKS GENERAL (BOXING DAY) - Boxing Day, this year, falls on Saturday, December 26. The question of whether or not the following Monday should be declared a holiday for the Township Offices, has arisen. The Committee considered the Local 66 Agreement, Article 10, Paid Holidays and Annual Vacations, Section 10, subsection 1. The following days will be recognized as holidays and will be paid as straight time rates:

New Year's Day	Civic Holiday
Good Friday	Labour Day
Easter Monday	Thanksgiving Day
Victoria Day	Remembrance Day
Dominion Day	Christmas Day
	Boxing Day

Section 10, subsection 2: When any of the above holidays, except Remembrance Day, falls on Saturday or Sunday, the preceding Friday or succeeding Monday will be designated by the Corporation as the holiday in lieu of the holiday falling on Saturday or Sunday.

RECOMMENDATION: That Monday, December 28, 1964, be declared as Boxing Day for Municipal Staff.

831. FILE 39-64 - CONVENTIONS (CONFERENCE ON REGIONAL DEVELOPMENT AND ECONOMIC CHANGE)

The Department of Economics and Development of the Province of Ontario will hold a Conference on Regional Development and Economic Change on

ebruary 15 to 17, 1965, inclusive, at the Royal York Hotel, Toronto. A very interesting programme has been prepared for this Conference.

RECOMMENDATION: That all members of Council be authorized to attend the Conference on Regional Development and Economic Change to be held at the Royal York Hotel, Toronto, on February 15 to 17, 1965, inclusive; and further, that the Conference Convenor be requested to supply all available material on this Conference to each member of Council.

832. FILE 103-64 - POLICE VILLAGE OF MALTON (AGREEMENT) (#691) - A copy of the existing Agreement between the Township of Toronto and the Board of Trustees for the Police Village of Malton, was before the Committee for its consideration. The agreement dated August 11, 1958, contains a clause, number 11, which states that the agreement shall be renegotiated in the year in which the final payment is made on the Township debentures to be issued for the borrowing of the money for the improvement of the highways in the Village. The last payment has been made this year, 1964. The Committee considered this item on September 30, 1964, and it was recommended and adopted by Council on October 5, 1964, that consideration of the agreement for the Police Village of Malton be deferred for the present time.

RECOMMENDATION: That the Police Village Trustees be invited to attend a meeting to renegotiate the agreement in accordance with Clause 11 of the 1958 agreement; and further, that this meeting be held before the end of 1964 unless the Police Village Trustees request that it be deferred to a later date.

333. FILE 222-61 - PORT CREDIT SANITARY SEWER AGREEMENT (#574) -At its meeting on August 12 and 14, 1964, the Committee considered a report dated July 21, 1964, and a draft agreement from the Township Engineer with respect to the rendering of a sewer service to the Town of Port Credit by the Township. The Township Engineer was authorized to meet with Port Credit on the basis of his report dated July 21, 1964. As a result of this decision, negotiations have continued between Mr. Anderson, Township Engineer; the Township Chief Administrative Officer and the Town of Port Credit. In a letter dated November 24, 1964, the Clerk of Port Credit has advised that all items submitted in the form of agreement submitted by the Township Engineer have been agreed to, with the exception of the charge of 10% to cover contingencies, etc. The Clerk of Port Credit points out that he has been directed to advise this Municipality that the Town of Port Credit is willing to pay an additional charge of $750.00 per year in lieu of this sur charge of 10%.

RECOMMENDATION: That the additional charge to cover contingencies, etc. be $750.00 per year or 5% in lieu of this sur charge, whichever is the greater, providing Port Credit pay 6% interest on the amounts past due from Port Credit to the Township of Toronto under the present sanitary sewer agreement.

334. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN ROAD (#812) - The Township Property Agent and the Township Engineer were present for this item. At the Committee's meeting on November 16, 1964, consideration was given to the Township's proposal to create a walkway from Wateska

Boulevard to Indian Grove. It was decided at that time, to authorize the Property Agent to proceed with the negotiations for the walkway as outlined in his letter dated November 12, 1964, with one amendment; that being that the strip of land on Lot 9 be acquired on the north side of the said lot instead of on the south side. This matter has been brought back to the General Committee for the following reasons:

1. The walkway as it is presently proposed follows a rather circuitous route and will be difficult to maintain if it is constructed in this manner.

2. The owner of the lots on Plan 714 objects to the proposal by the Township to have the walkway interfere with two of his lots, whereas it was first proposed to have it at the south side of Lot 9, thus affecting only one of his lots.

A letter dated December 5, 1964, addressed to Mr. Charles Murray, Deputy Reeve of the Township of Toronto, from E. H. Bowden, Secretary-Treasurer of Wateska Developments Limited, was before the Committee for its consideration. In the letter, Mr. Bowden points out that because of the suggested relocation of the walkway to the north side of Lot 9, his Company has lost the sale of Lot 9 and the sale of Lot 8 has now been delayed pending the establishment of the location of the walkway in question. Mr. Bowden also pointed out that he has received notice from the solicitors for the purchaser of Lot 8, that should the walkway be erected on the north side of Lot 9, they shall lose the sale.

RECOMMENDATION: That the Township Property Agent be authorized to approach Mr. Gruchmayer, the owner of Lot 85, Registered Plan 599, and the owner of Registered Plan 714, Wateska Developments Limited, with the following alternatives:

1. That the Township acquire the southerly 20' of Lot 9, Registered

Plan 714 and locate the walkway on the northerly 10' of the lands to be acquired and the remaining 10' to be deeded to Mr. Grubmayer.

2. That the walkway be located on the southerly 10' of Lot 9 and a screening, either planted or built, be erected along the boundaries of the said walkway;

and further, that if the alternatives are not acceptable to either Mr. Grubmayer or Wateska Developments Limited, that a delegation of all the people concerned, be heard at the next General Committee meeting.

835. FILE 10-64 - LICENSING GENERAL (BY-LAW) - A copy of the new proposed licensing by-law was before the Committee for its consideration.

RECOMMENDATION: That this item be deferred until the General Committee meeting on Wednesday, December 16, 1964, so that all Council members can study this proposed by-law and be prepared to discuss it at the meeting on December 16, 1964.

836. FILE 10-64 - LICENSING GENERAL (TAXIS) - The Township License Inspector was present for this item. A letter from Mr. Joseph E. Markson, on behalf of the Township of Toronto Taxi Company Association, was before the Committee for its consideration. Mr. Markson, on behalf of the Township of Toronto Taxi Company Association, requested the Committee to consider an amendment to the present by-law of the Corporation of the Township of Toronto, being by-law 2216. The proposed amendment to the meter tariff schedule, namely Schedule E, of the said by-law would read in total as follows:

Fares and Rates for
Licensed Taxi Cabs Operating Within the
Corporation of the Township of Toronto
Pursuant to Schedule "E" or By-law No. 2216
as Amended

Meter Tariffs by Distance

One to Four Passengers:

For the first one-third or part thereof.....50¢
For each additional one-third or part thereof.....10¢
For waiting time while under engagement for each two minutes to commence as of the first two minutes from engagement.....10¢
For each additional passenger in excess of four - 25% of fare
Baggage, for each item, maximum.....50¢
Children in charge of an adult:
Under the age of eight years.....Free
Over eight years and under twelve years of age.....Half fare
Over twelve years of age.....Full fare
Between the hours of 2:00 a.m. and 6:00 a.m.
Minimum charge.....$1.00
Hourly rate - 10 miles.....$4.00

Mr. Markson also points out in his letter that the present tariff became effective December 31, 1956, and since that time, no major changes have been effected. The Township License Inspector pointed out that if Council agrees to the aforementioned amendment, that this would result in bringing the Township of Toronto rates up to comparable basis with Metropolitan Toronto rates.

RECOMMENDATION: That Schedule "E" of Township of Toronto By-law 2216, be amended as outlined in Mr. Markson's letter dated October 30, 1964.

837. FILE BY-LAW 4973 (PETER STELMACH)
FILE T-15143 - PETER STELMACH (#530) - This is a proposed plan of subdivision, east of Clarkson Road, south of the commercial properties on Highway #2. This item was before the General Committee previously when a discussion took place regarding the sharing of the costs involved in constructing a cul-de-sac through Mr. Stelmach's land so that access would be provided to the lands immediately south of the proposed subdivision. Mr. Weir requested, on behalf of his client, that he be

permitted to proceed on the basis that he could construct only enough of the road to give access to one lot that will front onto it and that the remainder of the road be constructed as a result of an agreement between his client and the other owners to the south. His reason for making this request was that it is his opinion that the cost of the road should be borne equally by all those persons benefiting from it. This request was refused. After that time, Mr. Stelmach proposed a new road pattern. This suggestion has been considered by the Planning Board staff during the time that the by-law for the proposed change from R2 to R3 on a portion of the land was processed. Two objections have been received to this by-law and it would appear from conversations with the group of objectors who have jointly signed one letter, that the objection is really not to the proposed zoning, but rather to the possibility of the plan of subdivision proceeding in a manner that would not provide a suitable method of developing the rear portion of the lands which front on Meadowwood Road and back up to the proposed plan. It was decided that this matter should be brought to the attention of the General Committee for its information at this time and for consideration of a staff recommendation that further processing of the zoning by-law be deferred until the objections are studied by the Planning Board staff. It will be necessary for this plan and by-law to be referred back to the General Committee at a later date.

RECOMMENDATION: That this item be deferred; and further, that this plan and by-law be referred back to the General Committee at a later date.

38. FILE 29-62 - SKATING AREAS (PARKING, CREDIT RIVER) (#309) - At the Committee's meeting on November 16, 1964, consideration was given to a resolution from the Town of Port Credit regarding parking for the Credit River Skating Rink. The resolution read as follows: "Resolved that the Chairman of Parks, J. V. Holland, be authorized to co-operate with the Township of Toronto in allowing parking this winter in Memorial Park if and when it is possible and does not interfere with the plans for the park, providing any damage be underwritten by Toronto Township." The Committee's decision was that the Commissioner of Parks and Recreation and the Superintendent of Parks meet with Mr. Todd to investigate the possibility of the Township of Toronto using the Memorial Park for parking in relation to the Credit River Skating Area and report back to the General Committee. Two letters were before the General Committee for its consideration on this item:

1. A letter dated November 27, 1964, from Mr. Todd setting out the terms under which parking in Memorial Park would be available to the Township.

2. A letter dated December 2, 1964, from the Commissioner of Parks and Recreation of the Township, pointing out the estimated cost involved in meeting the terms contained in Mr. Todd's letter.

The estimated cost of the items contained in Mr. Todd's letter and the breakdown is as follows:

1.	Board walk plus labour to construct	$ 780.00
2.	Snow Fence, 4,000 feet with posts	1,200.00
3.	Instal snow fence, walk signs & labour	720.00
4.	Policing and parking attendant	1,500.00
		$4,200.00

RECOMMENDATION: The recommendation on this item is in two parts:

That Mr. Todd be advised that the Township of Toronto does not accept the terms for parking as set out in his letter dated November

27, 1964; and further, that the Township of Toronto will not make use of Memorial Park in Port Credit for parking purposes for the 1964-1965 Credit River Skating.

2. That the Township of Toronto Parks Department erect a snow fence across the Credit River at the boundary between the Township of Toronto and the Town of Port Credit.

839. FILE BY-LAW 4940 - CAROGA ENTERPRISES LIMITED (#659) - Mr. Montague, Deputy Director of Planning, attended the Committee's meeting for the discussion on this item. This By-law, if approved by the Ontario Municipal Board, will change two small parcels of land from HC to M3 in the area of Airport Road and Airline Road. The processing of this By-law has been carried out to the point of circulating the By-law to the owners of property in the area. One objection has been received from Morris & Morris, on behalf of their client, Malport Investments Limited. A copy of the letter dated November 12, 1964, from Mr. Morris, was before the Committee for its consideration. This letter was referred to the Planning Board Staff. A copy of the Director of Planning's memo dated November 23, 1964, was before the Committee for its consideration. In his letter dated November 12, 1964, Mr. Morris objects to By-law 4940 and points out that he wrote to the Township on July 23 last and objected to By-law 4772, and further, that his clients are most anxious that they have an opportunity to be heard in connection with their objection. In his memo dated November 23, the Director of Planning points out that relative to the objection to By-law 4772, his Department had attempted to discuss the zoning matter with the solicitors, Morris & Morris, objecting on behalf of Malport Investments Limited, but were not successful in their attempts to arrange for a meeting to explain the

nature of the proposed zoning changes.

RECOMMENDATION: That the following resolution be passed by Council to authorize the staff to proceed with the processing of By-law 4940 by submitting an application for its approval to the Ontario Municipal Board:

> WHEREAS the Township of Toronto has passed By-law 4940 for the purpose of amending certain sections of By-law 2273 and for the purpose of changing the zone designation on certain lands as set out in Schedule "A" to the By-law; and
>
> WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, an objection to the passing of this by-law has been received; and
>
> WHEREAS in the opinion of the Township of Toronto, the objection is not a valid one;
>
> BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 4940.

840. FILE 2-64 - APPOINTMENTS
FILE 69-64 - METROPOLITAN TORONTO PLANNING BOARD - The Committee considered a letter dated November 23, 1964, from the Clerk of Metropolitan Toronto requesting that certain action be taken by the three municipalities forming the West District, in order to determine the appointment from the West District in time for the Inaugural meeting of the 1965 Metropolitan Council. The Committee was informed that the following steps have been taken with regard to this appointment: Port Credit has been requested to consider this matter and pass its resolution on Monday, December 7, 1964. Because Streetsville has an election and this will be a decision of the new Council, it has been suggested to that municipality that consideration be given to this item on Monday,

January 4, 1963, (Streetsville Inaugural Meeting). It is suggested that Toronto Township can, in the same manner as Port Credit, proceed to consider this matter prior to the end of the year so that only the recommendation or the resolution from Streetsville is required to be obtained early in the new year.

RECOMMENDATION: That Reeve R. W. Speck continue as the representative of the Township of Toronto on the Metropolitan Council for the year 1965.

NOTE: The Committee agreed that Reeve R. W. Speck be authorized to take any member of the Township Staff he deems necessary to the meeting of the Metropolitan Toronto Council to be held this Wednesday, December 9, 1964, when the Metropolitan ~~Council~~ Board will consider the Metropolitan Toronto Official Plan.

841. FILE 10-64 - LICENSING GENERAL (APPLICATION FOR CAB LICENSE #E-64) -

An application has been received from E-64 for a cab driver's license. The Township of Toronto Police Department considered this application and their recommendation was before the Committee for its consideration.

RECOMMENDATION: That application #E-64 be refused.

842. FILE 39-64 - CONVENTIONS (ASSOCIATION OF ONTARIO MAYORS & REEVES) ($185)

The Secretary-Treasurer of the Association of Ontario Mayors & Reeves requested Reeve Speck to place the following information before his Council:

1. A copy of the brief presented to the Honourable J. Roberts and his Cabinet on October 20, 1964;
2. Resolutions passed at the 1964 Conference and presented with the brief;
3. Report of the Committee of the Association of Mayors and Reeves on the 3rd report of the Select Committee on the Municipal Act and Related Acts.

The aforementioned material is contained in the above file and is available to the Committee members if they wish to read it.

RECOMMENDATION: That the information from the 1964 Conference of the Association of Ontario Mayors and Reeves, be received and filed.

843. FILE T-12522- E. MUURSEPP (#583) - This subdivision is located in the Lornewood Drainage Area. Council had previously decided that the stream running across the Muursepp property, should be enclosed. The developer has requested Council to reopen discussion on this item.

RECOMMENDATION: That the Chairman of the Committee, Councillor Harrison, set a time and date for Council to inspect the properties affected by this stream located between the Queen Elizabeth Way and the Indian Road; and further, that this item be deferred for one week.

844. FILE REGISTERED PLAN 583 - M. P. MCKEE (#644) - This is a registered plan of subdivision on the South Service Road, west of Highway #10. At the Committee's meeting on September 16, 1964, considerationwas given to this subdivision when the Township Engineer advised that some difficulty had been encountered with regard to the final requirements re services on the plan. It was decided that the Township Engineer should, if necessary, proceed to the bonding company for the completion of the works. A copy of a memo dated November 20, 1964, from the Township Engineer was before the Committee for its consideration. In his memo, the Engineer points out that the estimated cost to perform the necessary works now, since the development of the adjoining properties, is $1,750.00. The Engineering Department has now received a certified cheque in the

mount of $1,750.00 from the estate of Melville P. & Violet L. McKee. The Solicitor to the McKee Estates has requested that upon payment of the estimated cost of $1,750.00, the Estate be relieved of any further obligations under the Engineering Agreement.

RECOMMENDATION: That the following resolution be passed by Council:

> AND RESOLVED that the payment of $1,750.00 from the Estate of Violet L. & Melville P. McKee be accepted and these Estates be relieved from any further obligation to the Township of Toronto in reference to the Engineering Agreement for the development between Melville P. McKee, Violet L. McKee and the Township of Toronto dated October 22, 1956.

845. FILE 47-64 - TRAFFIC SAFETY COUNCIL (SUBURBAN DISTRICT ROADS) - A memo from the Clerk's Department dated November 18, 1964, explaining the proposed by-law to authorize the designation of suburban district roads and to prescribe a speed limit of 30 m.p.h. for motor vehicles driven on highways within such districts and to repeal by-law 4501 and by-law 4561, was before the Committee for its consideration. A copy of the proposed by-law was also before the Committee for its consideration. The Township Engineer attended the Committee's meeting for the consideration of this item.

RECOMMENDATION: That the proposed by-law to authorize the designation of suburban districts and to prescribe a speed limit of 30 m.p.h. for motor vehicles driven on the highways within such districts and to repeal by-law 4501 and by-law 4561 attached to the memo dated November 18, 1964, from the Clerk's Department, be passed by Council.

846. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#792)

A report from the Industrial Commissioner for the month of November, 1964, was before the Committee for its consideration.

RECOMMENDATION: That the Industrial Commissioner's report for the month of November, 1964, be received and filed.

847. FILE 26-61 - UNIFICATION -

A letter dated November 30, 1964, from the Superintendent of Public Schools together with a report from the Board of Arbitration established to evaluate and adjust assets and liabilities between the Public School Boards affected by the Township of Toronto Act 1962-1963, was before the Committee for its consideration. The letter dated November 30, 1964, from Mr. A. Cummins, Superintendent of Public Schools, points out that with the publication of the attached report, the conditions of the award come into effect. He requested that this matter regarding the conditions of the award, be brought to the attention of the Council of the Township of Toronto. Clause 5 of the report sets out the cost to the Township of Toronto at a total of $166.00.

RECOMMENDATION: That the cost attributable to the Township of Toronto as referred to in Clause 5 of the report of the Board of Arbitration, be paid by the Corporation of the Township of Toronto.

848. FILE 27-61 - TOWNSHIP OF TORONTO HYDRO COMMISSION (UNDERGROUND WIRING)

A letter dated November 13, 1964, from the Manager of the Township Hydro setting out the estimates for a programme of replacement of overhead with

underground system in various areas of the Township, was before the Committee for its information.

RECOMMENDATION: That this information be received and filed.

849. FILE PROJECT 23-64 - SANITARY SEWERS, FAIRVIEW HEIGHTS (EASEMENT THROUGH THE HANSON PROPERTY) (#257) -

A copy of a letter from the Property Agent dated December 1, 1964, was before the Committee for its consideration. In the letter, the Property Agent points out that he has negotiated for an easement containing 1.327 acres over property owned by Mr. & Mrs. Hanson. The consideration involved is $4,370.00.

RECOMMENDATION: That the Property Agent be authorized to proceed to acquire the easement from Mr. & Mrs. Hanson for the Fairview Heights Sanitary Sewer Project for the sum of $4,370.00.

850. FILE T-9646 - IAMARINO, SOOS & RUFFALO (RANGO INVESTMENTS LTD.) - This is a proposed plan of subdivision located between the South Service Road and Indian Road, opposite Lorne Park Road. The Committee considered an appraisal obtained from Fred Dickson Real Estate. The appraisal sets out the amount of $4,595.20 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-9646, Rango Investments Limited.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $4,595.20 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-9646.

851. FILE 33-65 - CAPITAL BUDGET 1965 - The report of the Capital Budget Committee dated December 4, 1964, was before the Committee for its consideration. In its report, the Capital Budget Committee recommends that the Township of Toronto make application to the Ontario Municipal Board for approval of capital undertakings in the net amount of $7,700,000.00 for the year 1965.

RECOMMENDATION: That the report of the Capital Budget Committee dated December 4, 1964, be adopted.

852. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#741) - At the Committee's meeting on October 28, 1964, consideration was given to the Malton Memorial Recreation Association's desire to work out an arrangement with the Township for the construction of an arena. The following recommendation was passed at that meeting and sent to Mr. Elgie Harris who is a member of the Malton Association and the Parks & Recreation Committee:

"1. That the ownership of the Community Centre (arena) must be in the name of the Township.

2. That the management of the Community Centre must be under the Recreation Department.

3. That the Recreation Department is under the direction of the Recreation Commission which has been designated by the Community Centres Act.

4. That Mr. Elgie Harris is a member of the Recreation Commission representing the Malton area of the Township.

5. That Councillor McKechnie represents Ward 5 on Council.

6. That an Advisory Committee from the Malton area could be set up to submit recommendations regarding the management of the project to the Recreation Commission with the understanding, of course, that the Recreation Commission must make the final decision.

That an Advisory Committee has been established to submit recommendations on the management of the East Acres Swimming Pool but that it has not been necessary for the Advisory Committee to meet with the Recreation Commission."

As a result of the Township's communication, a letter dated November 12, 1964, from Mr. Greg Anaka, President of the Malton Association, was before the Committee for its consideration. The letter dated November 12, 1964, and addressed to the Clerk of the Corporation, reads as follows:

"The members of Malton Memorial Recreation Association Inc. at their General Meeting on November 1st, 1964 agreed to make the building of the Recreation Centre in Malton a joint project with the Toronto Township.

The members of Malton Memorial Recreation Association Inc. accept the following:

The ownership of the Community Recreation Centre be registered in the Township.

The management of the Centre be under the Township Recreation Department which is under the direction of the Recreation Commission as designated by the Community Centres Act.

At least one member of the Recreation Commission be from the Malton Area; this member to have M.M.R.A. Inc. approval.

The M.M.R.A. Inc. Advisory Committee to have the privilege of submitting recommendations regarding the building and management of Recreation Centre to the Recreation Commission. The Recreation Commission have final say.

The first phase to be an enclosed artificial ice arena.

The members of M.M.R.A. Inc. request that the following be considered:

M.M.R.A. Inc. be given an opportunity to operate the Concession at the Recreation Centre. The profits from the concessions to be allocated for the improvement and expansion of the Recreation Centre.

The Organizations and residents in the Malton Area be given an opportunity to select preferred times for the use of the Recreation Centre.

The Recreation Centre not to be sold or closed without the consent of the M.M.R.A. Inc.

The name of the Centre be "Malton Memorial Recreation Centre (M.M.R.C.).

The site be selected and land purchased as soon as possible so that there would be a minimum delay in starting the first phase.

It is also requested that our proposed site on which we hold an option be considered and if not suitable may we be notified directly.

We will be making every effort to raise the money necessary to start the first phase of this project at the earliest possible time.

If you wish to discuss this matter further you may contact the undersigned any time."

RECOMMENDATION: That the Clerk write to the Malton Memorial Recreation Association accepting the points outlined in its letter with the following changes:

1. That Clause 3: i.e. At least one member of the Recreation Commission be from the Malton Area to have M.M.R.A. Inc. approval, be delated.

2. That Clause 6 be amended to read: M.M.R.A. Inc. be given an opportunity to operate the concession at the Recreation Centre satisfactory to the Recreation Commission of the Township of Toronto. The profits from the concession to be allocated for the improvement and expansion of the Recreation Centre.

3. Clause 7: i.e. The organizations and residents in the Malton Area be given an opportunity to select preferred times for the use of the Recreation Centre, be deleted.

4. Clause 8: i.e. The Recreation Centre not to be sold or closed without the consent of the M.M.R.A. Inc., be deleted.

5. Clause 11: i.e. It is also requested that our proposed site on which we hold an option, be considered and if not suitable, may we be notified directly. This proposed site has been considered and found unsatisfactory.

853. FILE 104-64 - DEPARTMENT OF HIGHWAYS GENERAL (D.H.O. YARD ON STAVEBANK ROAD)

The Committee was informed that the Department of Highways of Ontario had approached the Committee of Adjustment, requesting the provision to erect a building on this site to house salt, equipment, etc. This was subsequently refused. Many residents in the area object to the way the yard is being run at the present time.

RECOMMENDATION: That the Clerk request the Department of Highways of Ontario to consider removing the yard on Stavebank Road to another location, possibly further west in the Robin Drive area.

854. FILE OZ-44-61 - DR. R. PERKIN
FILE BY-LAW 4950 - DR. R. PERKIN (#300) - Due to a technical error in the original application, this application will be heard by Council again on Monday, December 14, 1964, at Council's regular meeting. The ratepayers in the area have verbally requested that they be notified of the meeting when the new by-law will be considered.

RECOMMENDATION: That the new by-law for the above application, be considered and read at the evening portion of Council's meeting on December 14, 1964, and the people on the mailing list for By-law 4950 be so notified.

The meeting adjourned at 4:40 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

GENERAL COMMITTEE MEETING, DECEMBER 7, 1964.

829. FILE 8-64 - Complaints (E. H. Canning)
FILE REGISTERED PLAN 642

830. FILE 7-64 - Clerks General (Boxing Day)

831. FILE 39-64 - Conventions (Conference on Regional Development and Economic Change)

832. FILE 103-64 - Police Village of Malton (Agreement)

833. FILE 222-61 - Port Credit Sanitary Sewer Agreement

834. FILE 126-64 - Walkway from Wateska Boulevard to Indian Road

835. FILE 10-64 - Licensing General (By-law)

836. FILE 10-64 - Licensing General (Taxis)

837. FILE BY-LAW 4973 - Peter Stelmach
FILE T-15143 - Peter Stelmach

838. FILE 29-62 - Skating Areas (Parking, Credit River)

839. FILE BY-LAW 4940 - Caroga Enterprises Limited

840. FILE 2-64 - Appointments
FILE 69-64 - Metropolitan Toronto Planning Board

841. FILE 10-64 - Licensing General (Application for Cab License #E-64)

842. FILE 39-64 - Conventions (Association of Ontario Mayors & Reeves)

843. FILE T-12522 - E. Maursepp

844. FILE REGISTERED PLAN 583 - M. P. McKee

845. FILE 47-64 - Traffic Safety Council (Suburban District Roads)

846. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report)

847. FILE 26-61 - Unification

848. FILE 27-61 - Township of Toronto Hydro Commission (Underground Wiring)

849. FILE PROJECT 23-64 - Sanitary Sewers, Fairview Heights (Easement Through Hanson Property)

850. FILE T-9646- Ismarino, Soos & Ruffalo (Range Investments Ltd.)

851. FILE 33-65 - Capital Budget 1965

852. FILE 96-64 - Malton Memorial Recreation Association

853. FILE 104-64 - Department of Highways General (D.H.O. Yard on Stavebank Road)

854. FILE OZ-44-61 - Dr. R. Perkin
FILE BY-LAW 4950 - Dr. R. Perkin

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 7, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, Searle, Jenkins, Vignale & McKechnie. Councillor McMillan attended the afternoon session.

STAFF PRESENT: M. D. Henderson & J. Corney.

REPORT NUMBER 40

ITEMS CONSIDERED:

829. **FILE 8-64 - COMPLAINTS (E.H. CANNING)**
FILE REGISTERED PLAN 642 - The Committee considered a copy of a letter dated November 24, 1964, from Mr. E. H. Canning in which he points out that he has carried out certain work on Township property in front of his lawn at his own expense. He requests that the Township consider paying part or all of the cost, being $51.52. This problem has been discussed with the Engineering Department which is aware of the complaint regarding this portion of property. It has always been pointed out that the subdivider at the time, met the requirements of the Township insofar as sodding is concerned and that if the home owner wished to change the sod, that it would be necessary to do this at his own expense. Mr. Canning's problem, apparently, resulted from the weeds that infested the sod on Township property. The Committee was informed that the sod placed on Township property today, is of somewhat better quality in that nursery sod is required as opposed to field sod but it is still possible

that weeds can collect and grow in these areas because they may not be maintained for some months after the sod is put down.

RECOMMENDATION: That Mr. Canning be advised that the Municipality has considered his request and has decided to take no action.

830. FILE 7-64 - CLERKS GENERAL (BOXING DAY) - Boxing Day, this year, falls on Saturday, December 26. The question of whether or not the following Monday should be declared a holiday for the Township Offices, has arisen. The Committee considered the Local 66 Agreement, Article 10, Paid Holidays and Annual Vacations, Section 10, subsection 1. The following days will be recognized as holidays and will be paid as straight time rates:

New Year's Day	Civic Holiday
Good Friday	Labour Day
Easter Monday	Thanksgiving Day
Victoria Day	Remembrance Day
Dominion Day	Christmas Day
	Boxing Day

Section 10, subsection 2: When any of the above holidays, except Remembrance Day, falls on Saturday or Sunday, the preceding Friday or succeeding Monday will be designated by the Corporation as the holiday in lieu of the holiday falling on Saturday or Sunday.

RECOMMENDATION: That Monday, December 28, 1964, be declared as Boxing Day for Municipal Staff.

831. FILE 39-64 - CONVENTIONS (CONFERENCE ON REGIONAL DEVELOPMENT AND ECONOMIC CHANGE) -

The Department of Economics and Development of the Province of Ontario will hold a Conference on Regional Development and Economic Change on

February 15 to 17, 1965, inclusive, at the Royal York Hotel, Toronto. A very interesting programme has been prepared for this Conference.

RECOMMENDATION: That all members of Council be authorized to attend the Conference on Regional Development and Economic Change to be held at the Royal York Hotel, Toronto, on February 15 to 17, 1965, inclusive; and further, that the Conference Convenor be requested to supply all available material on this Conference to each member of Council.

832. FILE 103-64 - POLICE VILLAGE OF MALTON (AGREEMENT) (#691) - A copy of the existing Agreement between the Township of Toronto and the Board of Trustees for the Police Village of Malton, was before the Committee for its consideration. The agreement dated August 11, 1958, contains a clause, number 11, which states that the agreement shall be renegotiated in the year in which the final payment is made on the Township debentures to be issued for the borrowing of the money for the improvement of the highways in the Village. The last payment has been made this year, 1964. The Committee considered this item on September 30, 1964, and it was recommended and adopted by Council on October 5, 1964, that consideration of the agreement for the Police Village of Malton be deferred for the present time.

RECOMMENDATION: That the Police Village Trustees be invited to attend a meeting to renegotiate the agreement in accordance with Clause 11 of the 1958 agreement; and further, that this meeting be held before the end of 1964 unless the Police Village Trustees request that it be deferred to a later date.

833. FILE 222-61 - PORT CREDIT SANITARY SEWER AGREEMENT (#574) -At its meeting on August 12 and 14, 1964, the Committee considered a report dated July 21, 1964, and a draft agreement from the Township Engineer with respect to the rendering of a sewer service to the Town of Port Credit by the Township. The Township Engineer was authorized to meet with Port Credit on the basis of his report dated July 21, 1964. As a result of this decision, negotiations have continued between Mr. Anderson, Township Engineer; the Township Chief Administrative Officer and the Town of Port Credit. In a letter dated November 24, 1964, the Clerk of Port Credit has advised that all items submitted in the form of agreement submitted by the Township Engineer have been agreed to, with the exception of the charge of 10% to cover contingencies, etc. The Clerk of Port Credit points out that he has been directed to advise this Municipality that the Town of Port Credit is willing to pay an additional charge of $750.00 per year in lieu of this sur charge of 10%.

RECOMMENDATION: That the additional charge to cover contingencies, etc. be $750.00 per year or 5% in lieu of this sur charge, whichever is the greater, providing Port Credit pay 6% interest on the amounts past due from Port Credit to the Township of Toronto under the present sanitary sewer agreement.

834. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN ROAD (#812) - The Township Property Agent and the Township Engineer were present for this item. At the Committee's meeting on November 16, 1964, consideration was given to the Township's proposal to create a walkway from Wateska

Boulevard to Indian Grove. It was decided at that time, to authorize the Property Agent to proceed with the negotiations for the walkway as outlined in his letter dated November 12, 1964, with one amendment; that being that the strip of land on Lot 9 be acquired on the north side of the said lot instead of on the south side. This matter has been brought back to the General Committee for the following reasons:

1. The walkway as it is presently proposed follows a rather circuitous route and will be difficult to maintain if it is constructed in this manner.

2. The owner of the lots on Plan 714 objects to the proposal by the Township to have the walkway interfere with two of his lots, whereas it was first proposed to have it at the south side of Lot 9, thus affecting only one of his lots.

A letter dated December 5, 1964, addressed to Mr. Charles Murray, Deputy Reeve of the Township of Toronto, from E. H. Bowden, Secretary-Treasurer of Wateska Developments Limited, was before the Committee for its consideration. In the letter, Mr. Bowden points out that because of the suggested relocation of the walkway to the north side of Lot 9, his Company has lost the sale of Lot 9 and the sale of Lot 8 has now been delayed pending the establishment of the location of the walkway in question. Mr. Bowden also pointed out that he has received notice from the solicitors for the purchaser of Lot 8, that should the walkway be erected on the north side of Lot 9, they shall lose the sale.

RECOMMENDATION: That the Township Property Agent be authorized to approach Mr. Grubmeyer, the owner of Lot 85, Registered Plan 599, and the owner of Registered Plan 714, Wateska Developments Limited, with the following alternatives:

1. That the Township acquire the southerly 20' of Lot 9, Registered

Plan 714 and locate the walkway on the northerly 10' of the lands to be acquired and the remaining 10' to be deeded to Mr. Grubmayer.

2. That the walkway be located on the southerly 10' of Lot 9 and a screening, either planted or built, be erected along the boundaries of the said walkway;

and further, that if the alternatives are not acceptable to either Mr. Grubmayer or Wateska Developments Limited, that a delegation of all the people concerned, be heard at the next General Committee meeting.

835. FILE 10-64 - LICENSING GENERAL (BY-LAW) - A copy of the new proposed licensing by-law was before the Committee for its consideration.

RECOMMENDATION: That this item be deferred until the General Committee meeting on Wednesday, December 16, 1964, so that all Council members can study this proposed by-law and be prepared to discuss it at the meeting on December 16, 1964.

836. FILE 10-64 - LICENSING GENERAL (TAXIS) - The Township License Inspector was present for this item. A letter from Mr. Joseph E. Markson, on behalf of the Township of Toronto Taxi Company Association, was before the Committee for its consideration. Mr. Markson, on behalf of the Township of Toronto Taxi Company Association, requested the Committee to consider an amendment to the present by-law of the Corporation of the Township of Toronto, being by-law 2216. The proposed amendment to the meter tariff schedule, namely Schedule E, of the said by-law would read in total as follows:

Fares and Rates for
Licensed Taxi Cabs Operating Within the
Corporation of the Township of Toronto
Pursuant to Schedule "E" or By-law No. 2216
as Amended

Meter Tariffs by Distance

One to Four Passengers:
For the first one-third or part thereof.....50¢
For each additional one-third or part thereof.....10¢
For waiting time while under engagement for each two minutes to commence as of the first two minutes from engagement.....10¢
For each additional passenger in excess of four - 25% of fare
Baggage, for each item, maximum.....50¢
Children in charge of an adult:
Under the age of eight years.....Free
Over eight years and under twelve years of age.....Half fare
Over twelve years of age.....Full fare
Between the hours of 2:00 a.m. and 6:00 a.m.
Minimum charge.....$1.00
Hourly rate - 10 miles.....$4.00

Mr. Markson also points out in his letter that the present tariff became effective December 31, 1956, and since that time, no major changes have been effected. The Township License Inspector pointed out that if Council agrees to the aforementioned amendment, that this would result in bringing the Township of Toronto rates up to comparable basis with Metropolitan Toronto rates.

RECOMMENDATION: That Schedule "E" of Township of Toronto By-law 2216, be amended as outlined in Mr. Markson's letter dated October 30, 1964.

837. FILE BY-LAW 4973 (PETER STELMACH)
FILE T-15143 - PETER STELMACH (#530) - This is a proposed plan of subdivision, east of Clarkson Road, south of the commercial properties on Highway #2. This item was before the General Committee previously when a discussion took place regarding the sharing of the costs involved in constructing a cul-de-sac through Mr. Stelmach's land so that access would be provided to the lands immediately south of the proposed sub-division. Mr. Weir requested, on behalf of his client, that he be

permitted to proceed on the basis that he could construct only enough of the road to give access to one lot that will front onto it and that the remainder of the road be constructed as a result of an agreement between his client and the other owners to the south. His reason for making this request was that it is his opinion that the cost of the road should be borne equally by all those persons benefiting from it. This request was refused. After that time, Mr. Stelmach proposed a new road pattern. This suggestion has been considered by the Planning Board staff during the time that the by-law for the proposed change from R2 to R3 on a portion of the land was processed. Two objections have been received to this by-law and it would appear from conversations with the group of objectors who have jointly signed one letter, that the objection is really not to the proposed zoning, but rather to the possibility of the plan of subdivision proceeding in a manner that would not provide a suitable method of developing the rear portion of the lands which front on Meadowwood Road and back up to the proposed plan. It was decided that this matter should be brought to the attention of the General Committee for its information at this time and for consideration of a staff recommendation that further processing of the zoning by-law be deferred until the objections are studied by the Planning Board staff. It will be necessary for this plan and by-law to be referred back to the General Committee at a later date.

RECOMMENDATION: That this item be deferred; and further, that this plan and by-law be referred back to the General Committee at a later date.

38. FILE 29-62 - SKATING AREAS (PARKING, CREDIT RIVER) (#809) - At the Committee's meeting on November 16, 1964, consideration was given to a resolution from the Town of Port Credit regarding parking for the Credit River Skating Rink. The resolution read as follows: "Resolved that the Chairman of Parks, J. V. Holland, be authorized to co-operate with the Township of Toronto in allowing parking this winter in Memorial Park if and when it is possible and does not interfere with the plans for the park, providing any damage be underwritten by Toronto Township." The Committee's decision was that the Commissioner of Parks and Recreation and the Superintendent of Parks meet with Mr. Todd to investigate the possibility of the Township of Toronto using the Memorial Park for parking in relation to the Credit River Skating Area and report back to the General Committee. Two letters were before the General Committee for its consideration on this item:

1. A letter dated November 27, 1964, from Mr. Todd setting out the terms under which parking in Memorial Park would be available to the Township.

2. A letter dated December 2, 1964, from the Commissioner of Parks and Recreation of the Township, pointing out the estimated cost involved in meeting the terms contained in Mr. Todd's letter.

The estimated cost of the items contained in Mr. Todd's letter and the breakdown is as follows:

1.	Board walk plus labour to construct	$ 780.00
2.	Snow Fence, 4,000 feet with posts	1,200.00
3.	Instal snow fence, walk signs & labour	720.00
4.	Policing and parking attendant	1,500.00
		$4,200.00

RECOMMENDATION: The recommendation on this item is in two parts:

1. That Mr. Todd be advised that the Township of Toronto does not accept the terms for parking as set out in his letter dated November

27, 1964; and further, that the Township of Toronto will not make use of Memorial Park in Port Credit for parking purposes for the 1964-1965 Credit River Skating.

2. That the Township of Toronto Parks Department erect a snow fence across the Credit River at the boundary between the Township of Toronto and the Town of Port Credit.

839. FILE BY-LAW 4940 - CAROGA ENTERPRISES LIMITED (#659) - Mr. Montague, Deputy Director of Planning, attended the Committee's meeting for the discussion on this item. This By-law, if approved by the Ontario Municipal Board, will change two small parcels of land from HC to M3 in the area of Airport Road and Airline Road. The processing of this By-law has been carried out to the point of circulating the By-law to the owners of property in the area. One objection has been received from Morris & Morris, on behalf of their client, Malport Investments Limited. A copy of the letter dated November 12, 1964, from Mr. Morris, was before the Committee for its consideration. This letter was referred to the Planning Board Staff. A copy of the Director of Planning's memo dated November 23, 1964, was before the Committee for its consideration. In his letter dated November 12, 1964, Mr. Morris objects to By-law 4940 and points out that he wrote to the Township on July 23 last and objected to By-law 4772, and further, that his clients are most anxious that they have an opportunity to be heard in connection with their objection. In his memo dated November 23, the Director of Planning points out that relative to the objection to By-law 4772, his Department had attempted to discuss the zoning matter with the solicitors, Morris & Morris, objecting on behalf of Malport Investments Limited, but were not successful in their attempts to arrange for a meeting to explain the

nature of the proposed zoning changes.

RECOMMENDATION: That the following resolution be passed by Council to authorize the staff to proceed with the processing of By-law 4940 by submitting an application for its approval to the Ontario Municipal Board:

WHEREAS the Township of Toronto has passed By-law 4940 for the purpose of amending certain sections of By-law 2273 and for the purpose of changing the zone designation on certain lands as set out in Schedule "A" to the By-law; and

WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, an objection to the passing of this by-law has been received; and

WHEREAS in the opinion of the Township of Toronto, the objection is not a valid one;

BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 4940.

840. FILE 2-64 - APPOINTMENTS
FILE 69-64 - METROPOLITAN TORONTO PLANNING BOARD - The Committee considered a letter dated November 23, 1964, from the Clerk of Metropolitan Toronto requesting that certain action be taken by the three municipalities forming the West District, in order to determine the appointment from the West District in time for the Inaugural meeting of the 1965 Metropolitan Council. The Committee was informed that the following steps have been taken with regard to this appointment: Port Credit has been requested to consider this matter and pass its resolution on Monday, December 7, 1964. Because Streetsville has an election and this will be a decision of the new Council, it has been suggested to that municipality that consideration be given to this item on Monday,

January 4, 1965, (Streetsville Inaugural Meeting). It is suggested that Toronto Township can, in the same manner as Port Credit, proceed to consider this matter prior to the end of the year so that only the recommendation or the resolution from Streetsville is required to be obtained early in the new year.

RECOMMENDATION: That Reeve R. W. Speck continue as the representative of the Township of Toronto on the Metropolitan Council for the year 1965.

NOTE: The Committee agreed that Reeve R. W. Speck be authorized to take any member of the Township Staff he deems necessary to the meeting of the Metropolitan Toronto Council to be held this Wednesday, December 9, 1964, when the Metropolitan ~~Council~~ Board will consider the Metropolitan Toronto Official Plan.

841. FILE 10-64 - LICENSING GENERAL (APPLICATION FOR CAB LICENSE #E-64) -

An application has been received from E-64 for a cab driver's license. The Township of Toronto Police Department considered this application and their recommendation was before the Committee for its consideration.

RECOMMENDATION: That application #E-64 be refused.

842. FILE 39-64 - CONVENTIONS (ASSOCIATION OF ONTARIO MAYORS & REEVES) (#185)

The Secretary-Treasurer of the Association of Ontario Mayors & Reeves requested Reeve Speck to place the following information before his Council:

1. A copy of the brief presented to the Honourable J. Robarts and his Cabinet on October 20, 1964;
2. Resolutions passed at the 1964 Conference and presented with the brief;
3. Report of the Committee of the Association of Mayors and Reeves on the 3rd report of the Select Committee on the Municipal Act and Related Acts.

The aforementioned material is contained in the above file and is available to the Committee members if they wish to read it.

RECOMMENDATION: That the information from the 1964 Conference of the Association of Ontario Mayors and Reeves, be received and filed.

843. FILE T-12522- E. MUURSEPP (#583) - This subdivision is located in the Lornewood Drainage Area. Council had previously decided that the stream running across the Muursepp property, should be enclosed. The developer has requested Council to reopen discussion on this item.

RECOMMENDATION: That the Chairman of the Committee, Councillor Harrison, set a time and date for Council to inspect the properties affected by this stream located between the Queen Elizabeth Way and the Indian Road; and further, that this item be deferred for one week.

844. FILE REGISTERED PLAN 583 - M. P. MCKEE (#644) - This is a registered plan of subdivision on the South Service Road, west of Highway #10. At the Committee's meeting on September 16, 1964, considerationwas given to this subdivision when the Township Engineer advised that some difficulty had been encountered with regard to the final requirements re services on the plan. It was decided that the Township Engineer should, if necessary, proceed to the bonding company for the completion of the works. A copy of a memo dated November 20, 1964, from the Township Engineer was before the Committee for its consideration. In his memo, the Engineer points out that the estimated cost to perform the necessary works now, since the development of the adjoining properties, is $1,750.00. The Engineering Department has now received a certified cheque in the

amount of $1,750.00 from the estate of Melville P. & Violet L. McKee. The Solicitor to the McKee Estates has requested that upon payment of the estimated cost of $1,750.00, the Estate be relieved of any further obligations under the Engineering Agreement.

RECOMMENDATION: That the following resolution be passed by Council:

> AND RESOLVED that the payment of $1,750.00 from the Estate of Violet L. & Melville P. McKee be accepted and these Estates be relieved from any further obligation to the Township of Toronto in reference to the Engineering Agreement for the development between Melville P. McKee, Violet L. McKee and the Township of Toronto dated October 22, 1956.

Carried

845. FILE 47-64 - TRAFFIC SAFETY COUNCIL (SUBURBAN DISTRICT ROADS) - A memo from the Clerk's Department dated November 18, 1964, explaining the proposed by-law to authorize the designation of suburban district roads and to prescribe a speed limit of 30 m.p.h. for motor vehicles driven on highways within such districts and to repeal by-law 4501 and by-law 4561, was before the Committee for its consideration. A copy of the proposed by-law was also before the Committee for its consideration. The Township Engineer attended the Committee's meeting for the consideration of this item.

RECOMMENDATION: That the proposed by-law to authorize the designation of suburban districts and to prescribe a speed limit of 30 m.p.h. for motor vehicles driven on the highways within such districts and to repeal by-law 4501 and by-law 4561 attached to the memo dated November 18, 1964, from the Clerk's Department, be passed by Council.

Carried

846. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER's REPORT) (#792)

A report from the Industrial Commissioner for the month of November, 1964, was before the Committee for its consideration.

RECOMMENDATION: That the Industrial Commissioner's report for the month of November, 1964, be received and filed.

847. FILE 26-61 - UNIFICATION -

A letter dated November 30, 1964, from the Superintendent of Public Schools together with a report from the Board of Arbitration established to evaluate and adjust assets and liabilities between the Public School Boards affected by the Township of Toronto Act 1962-1963, was before the Committee for its consideration. The letter dated November 30, 1964, from Mr. A. Cummins, Superintendent of Public Schools, points out that with the publication of the attached report, the conditions of the award come into effect. He requested that this matter regarding the conditions of the award, be brought to the attention of the Council of the Township of Toronto. Clause 5 of the report sets out the cost to the Township of Toronto at a total of $166.00.

RECOMMENDATION: That the cost attributable to the Township of Toronto as referred to in Clause 5 of the report of the Board of Arbitration, be paid by the Corporation of the Township of Toronto.

848. FILE 27-61 - TOWNSHIP OF TORONTO HYDRO COMMISSION (UNDERGROUND WIRING)

A letter dated November 13, 1964, from the Manager of the Township Hydro setting out the estimates for a programme of replacement of overhead with

underground system in various areas of the Township, was before the Committee for its information.

RECOMMENDATION: That this information be received and filed.

849. FILE PROJECT 23-64 - SANITARY SEWERS, FAIRVIEW HEIGHTS (EASEMENT THROUGH THE HANSON PROPERTY) (#257) -

A copy of a letter from the Property Agent dated December 1, 1964, was before the Committee for its consideration. In the letter, the Property Agent points out that he has negotiated for an easement containing 1.327 acres over property owned by Mr. & Mrs. Hanson. The consideration involved is $4,370.00.

RECOMMENDATION: That the Property Agent be authorized to proceed to acquire the easement from Mr. & Mrs. Hanson for the Fairview Heights Sanitary Sewer Project for the sum of $4,370.00.

850. FILE T-9646 - IAMARINO, SOOS & RUFFALO (RANGO INVESTMENTS LTD.) - This is a proposed plan of subdivision located between the South Service Road and Indian Road, opposite Lorne Park Road. The Committee considered an appraisal obtained from Fred Dickson Real Estate. The appraisal sets out the amount of $4,595.20 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-9646, Rango Investments Limited.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $4,595.20 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-9646.

851. FILE 33-65 - CAPITAL BUDGET 1965 - The report of the Capital Budget Committee dated December 4, 1964, was before the Committee for its consideration. In its report, the Capital Budget Committee recommends that the Township of Toronto make application to the Ontario Municipal Board for approval of capital undertakings in the nat amount of $7,700,000.00 for the year 1965.

RECOMMENDATION: That the rep rt of the Capital Budget Committee dated December 4, 1964, be adopted.

852. FILE 96-64 - MALTON MEMORIAL RECREATION ASSOCIATION (#741) - At the Committee's meeting on October 28, 1964, consideration was given to the Malton Memorial Recreation Association's desire to work out an arrangement with the Township for the construction of an arena. The following recommendation was passed at that meeting and sent to Mr. Elgie Harris who is a member of the Malton Association and the Parks & Recreation Committee:

"1. That the ownership of the Community Centre (arena) must be in the name of the Township.

2. That the management of the Community Centre must be under the Recreation Department.

3. That the Recreation Department is under the direction of the Recreation Commission which has been designated by the Community Centres Act.

4. That Mr. Elgie Harris is a member of the Recreation Commission representing the Malton area of the Township.

5. That Councillor McKechnie represents Ward 5 on Council.

6. That an Advisory Committee from the Malton area could be set up to submit recommendations regarding the management of the project, to the Recreation Commission with the understanding, of course, that the Recreation Commission must make the final decision.

7. That an Advisory Committee has been established to submit recommendations on the management of the West Acres Swimming Pool but that it has not been necessary for the Advisory Committee to meet with the Recreation Commission."

As a result of the Township's communication, a letter dated November 12, 1964, from Mr. Greg Anaka, President of the Malton Association, was before the Committee for its consideration. The letter dated November 12, 1964, and addressed to the Clerk of the Corporation, reads as follows:

"The members of Malton Memorial Recreation Association Inc. at their General Meeting on November 1st, 1964 agreed to make the building of the Recreation Centre in Malton a joint project with the Toronto Township.

The members of Malton Memorial Recreation Association Inc. accept the following:

The ownership of the Community Recreation Centre be registered in the Township.

The management of the Centre be under the Township Recreation Department which is under the direction of the Recreation Commission as designated by the Community Centres Act.

At least one member of the Recreation Commission be from the Malton Area; this member to have M.M.R.A. Inc. approval.

The M.M.R.A. Inc. Advisory Committee to have the privilege of submitting recommendations regarding the building and management of Recreation Centre to the Recreation Commission. The Recreation Commission have final say.

The first phase to be an enclosed artificial ice arena.

The members of M.M.R.A. Inc. request that the following be considered:

M.M.R.A. Inc. be given an opportunity to operate the Concession at the Recreation Centre. The profits from the concessions to be allocated for the improvement and expansion of the Recreation Centre.

The Organizations and residents in the Malton Area be given an opportunity to select preferred times for the use of the Recreation Centre.

The Recreation Centre not to be sold or closed without the consent of the M.M.R.A. Inc.

The name of the Centre be "Malton Memorial Recreation Centre (M.M.R.C.).

The site be selected and land purchased as soon as possible so that there would be a minimum delay in starting the first phase.

It is also requested that our proposed site on which we hold an option be considered and if not suitable may we be notified directly.

We will be making every effort to raise the money necessary to start the first phase of this project at the earliest possible time.

If you wish to discuss this matter further you may contact the undersigned any time."

RECOMMENDATION: That the Clerk write to the Malton Memorial Recreation Association accepting the points outlined in its letter with the following changes:

1. That Clause 3: i.e. At least one member of the Recreation Commission be from the Malton Area to have M.M.R.A. Inc. approval, be deleted.

2. That Clause 6 be amended to read: M.M.R.A. Inc. be given an opportunity to operate the concession at the Recreation Centre satisfactory to the Recreation Commission of the Township of Toronto. The profits from the concession to be allocated for the improvement and expansion of the Recreation Centre.

3. Clause 7: i.e. The organizations and residents in the Malton Area be given an opportunity to select preferred times for the use of the Recreation Centre, be deleted.

4. Clause 8: i.e. The Recreation Centre not to be sold or closed without the consent of the M.M.R.A. Inc., be deleted.

5. Clause 11: i.e. It is also requested that our proposed site on which we hold an option, be considered and if not suitable, may we be notified directly. This proposed site has been considered and found unsatisfactory.

853. FILE 104-64 - DEPARTMENT OF HIGHWAYS GENERAL (D.H.O. YARD ON STAVEBANK ROAD)

The Committee was informed that the Department of Highways of Ontario had approached the Committee of Adjustment, requesting the provision to erect a building on this site to house salt, equipment, etc. This was subsequently refused. Many residents in the area object to the way the yard is being run at the present time.

RECOMMENDATION: That the Clerk request the Department of Highways of Ontario to consider removing the yard on Stavebank Road to another location, possibly further west in the Robin Drive area.

854. FILE OZ-44-61 - DR. R. PERKIN
FILE BY-LAW 4950 - DR. R. PERKIN ($800) - Due to a technical error in the original application, this application will be heard by Council again on Monday, December 14, 1964, at Council's regular meeting. The ratepayers in the area have verbally requested that they be notified of the meeting when the new by-law will be considered.

RECOMMENDATION: That the new by-law for the above application, be considered and read at the evening portion of Council's meeting on December 14, 1964, and the people on the mailing list for By-law 4950 be so notified.

The meeting adjourned at 4:40 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

Dec 14 SESSION 19 64 No.

MOVED BY Simon Fisch

SECONDED BY

Amendment, Clause 838, General Committee Report of Dec. 7/64

Delete words "Mr. Todd" in first line & substitute with words "The Town of Port Credit."

Carried

C Jenkins

T 143

RESOLUTION

Dec 14 SESSION 1964 No.

MOVED BY [illegible]

SECONDED BY

Amendment, Clause 853, General Committee Report of Dec 7/64.

Delete last phrase and substitute with the following "possibly farther west in an Industrial area."

Carried

C D Jenkins

814. FILE OZ-21-64 - K. D. Robb In Trust

815. FILE 29-62 - Skating Areas (Proposed Rink in Dixie Orchards, Sherway Drive and Safeway Crescent Area)

816. FILE PROJECT 48-64 - Sanitary Sewers in Tunnel Under G.E.W. at Kipper Avenue.

817. FILE 29-62 - Skating Areas (Credit River Rink and Texaco Parking Area)

818. FILE 8-64 - Complaints
FILE 25-64 - Works General (Water Problem, Mrs. Zatelny's Property, Nocturne Court)

819. FILE 109-63 - Emmerson Property, Meadowvale

820. FILE REGISTERED PLAN 685 - Alka Development Co. Ltd.(Block C)

821. FILE OZ-27-64 - Ontario Fireplace and Vanway Investments Limited

822. FILE T-16407 - C. B. Martin Investments

823. FILE 136-64 - Streetsville Official Plan

824. FILE OZ-14-64 - F. John Greenwood et al

825. FILE 137-64 - Bridge Over Credit River, Mineola Road to Indian Road

826. FILE 11-64 - Parks General (Plaxton Property)

827. FILE T-15798 - G. Freeman

828. FILE T-16170 - Paronal Construction Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

NOVEMBER 25, 1964

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray, Councillors Jenkins, McMillan, McKechnie, Searle, Vignale and Harrison.

STAFF PRESENT: H. Stewart.

REPORT NUMBER 39

ITEMS CONSIDERED:

814. FILE OZ-21-64 - K. D. ROBB IN TRUST (#706)

This is an application requesting a change of the Zoning By-law from R3 to RM1 and RM7D3 to permit the development of certain lands for semi-detached and apartment housing purposes. The property under consideration is located on the North Service Road at the end of Selsey Drive, mid-way between Cliff Road and Cawthra Road. On September 22, 1964, the Planning Board decided to recommend that the application be approved; and further, that any public meeting be held by Council. On October 7, 1964, the General Committee recommended and October 19, 1964, Council adopted the recommendation that the owners of land within a radius of 300' of the property under consideration, be notified of Council's intention to give consideration to the application at its meeting on October 26, 1964. It was not possible to have the meeting on October 26, 1964, therefore, the matter came before Council and a good representation of residents from the area attended on November 2, 1964 at 7:30 p.m. The decision from that meeting was that the apolication be deferred until, "the applicant prepares a site plan for the development of the proposed plan for the consideration of Council on November 23, 1964, at 7:30 p.m." Because the information required for the further consideration of this plan was not available, it was felt that it would not be of any benefit to bring the developer and the residents of the area to the November 23, meeting. Therefore, on November 19, 1964, a letter was sent to all of the residents on the mailing list advising them that further consideration of the item had been postponed until a future date at which time they would be given one week prior notice of the meeting at which the application will be considered. At Council's meeting on November 23, 1964, six persons attended from the area and the Committee was advised that their names have been checked to determine whetherornot they were on the mailing list. Their names were not on the mailing list, but have been added now because of their interest in the application, even though they

do not live within 300' of the subject property. Mr. Peter Pennington attended the Committee's meeting and explained that he did not understand that it was required of him to produce a site plan which would determine the exact kind of development that would take place on the property. Reeve Speck pointed out that at the time the Council met it was not the intention of Council to request a site plan which would form part of the by-law for the property, but rather Council wanted only a scheme showing how the property would be developed. Councillor Searle suggested that the biggest objection from the residents was not to the apartment development but rather the proposal to have semi-detached houses on Selsey Drive.

RECOMMENDATION: That the Planning Staff discuss with Mr. Pennington Council's concern over this application, and in particular the proposal to have RM1 zoning on Selsey Drive, and report back the General Committee.

815. FILE 29-62 - SKATING AREAS (PROPOSED RINK IN DIXIE ORCHARDS, SHERWAY DRIVE AND SAFEWAY CRESCENT AREA) (#747)

The Committee was advised that the Township's rink programme for 1965 includes the construction of a rink in the new park on the north side of Sherway Drive, behind the lots fronting on the east side of Safeway Crescent. At the present time, the rink is planned for the front portion of the property which has an approximate frontage of 100'. In a letter dated November 19, 1964, Mr. Szasz, one of the builders on Safeway Crescent adjacent to the park, has complained that in his opinion, the rink will be much too close to his homes and will affect the sale of them. He was given an opportunity to attend the Committee's meeting for the consideration of his letter and the discussion regarding the location of the rink. Mr. Halliday, Superintendent of Parks, also attended with a plan showing the exact location of the proposed rink. The plan showed that the rink would be located approximately 25' from the rear lot line of one of the lots on which Mr. Szasz is building. A discussion took place regarding the approximate cost of moving the rink further to the north, and it was learned that it would cost approximately $3,000.00 to do so. Mr. Szasz suggested to the Committee that he would be interested in assisting with the cost of this removal, but that since he was only a small builder his constribution could not be more than $100.00. After Mr. Szasz left the Committee meeting, the question of why the rink was being constructed in this park, as opposed to Orchard Heights which had been settled for a number of years, was discussed. Mr. Halliday pointed out that a request had been received from residents in the area and the request had been put through the normal considerations by the Recreation Commission and Council, and it had been decided to proceed with the construction of a rink in this park. Councillor Searle suggested that consideration should be given to deferring the construction of the rink in this park and putting the fully supervised rink on the school property in Orchard Heights.

RECOMMENDATION: That the Township's plans for the operation of a rink on the park in Dixie Orchards be deferred for the 1964 season and the funds allocated for this rink be transferred and applied to the full operation of a rink at the school in Orchard Heights.

816. FILE PROJECT 43-64 - SANITARY SEWERS IN TUNNEL UNDER Q.E.W. AT KIPPER AVENUE (#735)

The Committee considered a copy of a letter dated November 23, 1964, listing the tenders received by a Committee of Council on Friday, November 20, 1964, regarding the construction of a sanitary sewer in tunnel under the Q.E.W. at Kipper Avenue. The Township Engineer recommended that the tender be let to Peel Earth Boring at the low bid of $17,903.22. A resolution to this effect was passed during the afternoon session of Council's meeting on November 23. At the evening session of the same meeting, Deputy Reeve Murray brought it to the attention of Council that this bid was on the basis of an open cut across the Service Road. He suggested that consideration be given to letting the contract so that a tunnel would be put under the Service Road, thus avoiding the necessity of cutting the pavement. A resolution was then passed by Council rescinding the previous resolution and it was decided to refer the matter to the General Committee and request the Township Engineer to be present with his comments. Mr. Bodnar attended and suggested that since the tenders submitted were rather confusing insofar as carrying out the entire project on a tunnel basis, he suggested that the contract be re-tendered.

RECOMMENDATION: That the Engineering Department be instructed to recall tenders on construction of a tunnel for sanitary sewer purposes beneath the North and South Service Roads and the Queen Elizabeth Highway at Kipper Avenue.

NOTE: This item was dealt with by resolution No. 240 at Council's special meeting on November 25, 1964.

817. FILE 29-62 - SKATING AREAS (CREDIT RIVER RINK AND TEXACO PARKING AREA) (#809)

As a result of the Township's request for permission to use the Texaco lands south of Indian Road for parking, the Committee was advised that a letter has been received from Texaco pointing out that the Oil Company is pleased to cooperate with the Township for their plans for the winter skating project by permitting the use of their property for parking as requested. The Company further pointed out: "This temporary permission (1) Is subject to any local ordinances (2) Presumes no liability or further obligation on the part of Regent Refining (Canada) Limited (3) Assures Regent Refining (Canada) Limited may have access to the property as may be required."

RECOMMENDATION: That the Superintendent of Parks be authorized to proceed with the preparation of the Credit River skating area with the understanding that the Municipality has received authority from Texaco for the use of their property south of Indian Road for parking purposes; and further, that the Oil Company be advised that the Township is agreeable to accepting the terms set out in the letter from Mr. E.G. Rosengren dated November 19, 1964, and that the Township appreciates the offer from Texaco.

818. FILE 8-64 - COMPLAINTS
FILE 25-64 - WORKS GENERAL (WATER PROBLEM, MRS. ZATELNY's PROPERTY, NOCTURNE COURT)

Mrs. Zatelny attended Council's meeting on November 23, 1964, and pointed out that she had encountered considerable difficulty with regard to underground water finding its way in under her house. She submitted a letter from her architect which was given to the Deputy Engineer so that he may prepare his comments for the General Committee's meeting, at which time her problem would be given further consideration. Mr. Bodnar attended and pointed out that he had looked into the problem. In his opinion, Mrs. Zatelny's problem was not caused by surface drainage and the Township should not become involved in underground water problems. Upon an investigation, it was found that the weeping tile around her house were almost blocked with silt and to make matters worse, they were constructed in a position that was higher than the heating ducts under the floor, thus causing the heating ducts to be filled with water and with no access to the tile. Mr. Bodnar read the letter from Mrs. Zatelny's architect which pointed out that there were some problems with regard to the construction of the house, but in his opinion there were drainage problems in the area which only the Municipality could solve.

RECOMMENDATION: That the Deputy Township Engineer meet with the Township Solicitor to discuss the entire problem of drainage and water in the area of Mrs. Zatelny's property on Nocturne Court, and report back to the General Committee.

819. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE (#790)

At the Committee's meeting on November 12, 1964, Councillor McMillan informed the Committee of the Conservation Authority's intention to use the house on this park as the central office for the Conservation Authority. He pointed out that it would cost the Authority approximately $12,000.00 to renovate the house to make it suitable for offices. He further pointed out that the renovation would maintain the existing character of the building. The Committee recommended: "That the desire on the part of the Credit Valley Conservation Authority to renovate the house on the park lands in Meadowvale (Emmerson Property) at an estimated cost of $12,000.00 so that it can be used as the Authority's central office for the period of approximately ten years, be concurred with." At Council's meeting on November 23, this item on the report was amended as follows: "Be It Resolved that Item 790 of the General Committee Report of November 12, 1964, be referred back to the General Committee when an agreement be presented to the Committee covering the principle of leasing the balance of the property and also an agreement covering the house and lands on which the house is situate." Councillor McMillan read a letter of undertaking from the Conservation Authority and pointed out that the estimated cost of renovating the house has now changed to $15,500.00. The Committee discussed whether or not the house and a parcel of land, possibly 2 acres in size, would be separated from the rest of the parks and left for the permanent use of the Credit Valley Conservation Authority Administration Headquarters. It was concluded that such a provision should exist as long as the Conservation Authority used the house as its headquarters, but when it was no longer required as the headquarters for administration that it should then become part of the lands under the terms of the lease to the Township for park purposes.

RECOMMENDATION: The recommendation of this item is in two parts:

(1) That negotiations between the Credit Valley Conservation Authority and the Township of Toronto be commenced immediately to lease all of the Meadowvale conservation land (Emmerson Property) to the Township at the end of 1967, less the house and a parcel of land around the house having an area of approximately 2 acres.

(2) That the Conservation Authority be requested to pass a resolution for the purpose of notifying the Township of Toronto that when the house and 2 acres of land are no longer required as the Administration Headquarters, the Authority will arrange to have the house and 2 acres included in the lease between the Authority and the Township so that the terms of the lease will apply to all of the Meadowvale conservation lands (Emmerson Property).

NOTE: At Council's special meeting on November 25, 1964, the motion was moved by Councillor McMillan and seconded by Councillor Harrison, that the above recommendation be adopted by Council. (Motion Carried). The reason for passing this motion at Council's special meeting was to assist the Conservation Authority in proceeding with the work on the house.

820. FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. LTD. (BLOCK C)

Committee was advised that when this plan was registered, Block C was referred to in the Engineering Agreement as lands unsuitable for building because it is located on the north side of Sherway Drive, adjacent to the west bank of the Etobicoke Creek. One of the reasons why the land was put in this category was because of the possibility, at that time, of a bridge being built over the Etobicoke Creek. The developer has requested that provision be made for the development of this lot for single family dwelling. The Township Engineer, in a memo dated November 6, 1964, pointed out that he has approved the developer's proposal, subject to the construction of the required connections and the satisfactory grading of this Block to permit the future construction of a new bridge across the Etobicoke Creek or, alternatively, the termination of Sherway Drive in a Cul-de-sac. The developer was advised that this request would be considered by the General Committee at its meeting on November 25.

RECOMMENDATION: That the owner of Block C, Registered Plan 685, agree in writing to pay to the Township, the sum of $550.00 prior to a Municipal Building Permit being issued for a dwelling unit to be erected on Block C, Registered Plan 685; and further, that the owner satisfy the requirements of the Township Engineer with regard to the development of Block C, Registered Plan 685.

821. FILE OZ-27-64 - ONTARIO FIREPLACE AND VANWAY INVESTMENTS LIMITED

The Committee was advised that this is an application requesting a change of the Zoning By-law from A3 to A1-7D2 for maisonettes on the south-east corner of Truscott Drive and Bermuda Drive in the Bellingham Subdivision, along the east limit of Southdown Road. The application has been considered by the Planning Board when it was decided that the applicant should explore the possibility of developing the land for low density

multiple family housing in accordance with a site plan which would incorporate the necessary measures to make the scheme physically compatible with the established development character of the area. A copy of the Planning Board's report, dated November 17, 1964, was before the Committee for its assistance in considering this application. Mr. Montague, Assistant Director of Planning, attended the Committee's meeting and pointed out the background on this application. One of the points that was discussed by the Committee was that the applicant had proposed, in the early stages of this development, that he would eventually use this property for a curling rink or community centre facilities. Because of this information, the Committee decided that further information should be obtained on how the future use of this parcel of land was presented to the homeowners in the area.

RECOMMENDATION: That further consideration of this application be deferred until:

(1) Information is obtained regarding the basis upon which the future use of this land was presented to the homeowners in the area.

(2) That a precis of the minutes of any public meetings held by either Planning Board or Council on this development be placed before the Genral Committee when further consideration is given to this application.

822. FILE T-16407 - C. B. MARTIN INVESTMENTS (#608)

This is a proposed plan of subdivision located east of Kenmuir Avenue, south of Lynd Avenue, zoned R4 and having approximately 43 lots. The Planning Board considered this application and recommended that certain conditions of draft approval be approved. A copy of each of the following items were attached to the General Committee's agenda for its consideration:

(1) Consolidated report dated November 2, 1964;
(2) A letter from Fraser & McLaughlin on behalf of Mr. Martin stating that their client is in agreement with the technical requirements of the subdivision and requesting that draft approval be recommended;
(3) A copy of the recommended conditions of draft approval from the Planning Board dated November 17, 1964.

RECOMMENDATION: That a recommendation of draft approval on the proposed plan of subdivision T-16407 be forwarded to the Metropolitan Toronto Planning Board, Department of Municipal Affairs, subject to the conditions as recommended by the Planning Board on November 17, 1964.

823. FILE 136-64 - STREETSVILLE OFFICIAL PLAN

The General Committee considered a report from the Planning Board dated November 17, 1964, regarding the proposed Official Plan for the Streetsville Planning Area. The Planning Board recommended that the staff report dated November 17 be adopted.

RECOMMENDATION: That the report dated November 17, 1964, from the Planning Board Staff regarding the proposed Official Plan for the Streetsville Planning Area be adopted, as recommended by the Planning Board.

4. FILE OZ-14-64 - F. JOHN GREENWOOD ET AL (F/W9)

The Committee was advised that this is a request for a change of the Official Plan and Zoning By-law:

(a) to enlarge the commercial area on Arbor Road;
(b) to use property south of Arbor Road and west of Cawthra Road for apartments.

It was recommended by the Planning Board:

(a) that the commercial section of the application be deleted or refused;
(b) that the apartment section of the application be approved in principle provided that a scheme of development satisfactory to the Planning staff, the Planning Board and Council can be devised and controlled by a special by-law.

On July 27, 1964, Council adopted the Planning Board's recommendation. According to information received from the Planning Board, further details in the form of a site plan have now been received. This information was considered by the Planning Board on November 17, 1964, when it was decided to recommend that the site plan be approved, subject to its conformity to the density provisions of the RM7D4 zone. A copy of the Board's report dated November 17, 1964, was before the Committee for its consideration. Mr. Montague, Assistant Director of Planning, attended the Committee's meeting to explain plans referred to in the report. Mr. Montague pointed out that the proposal is for one building thirteen stories high, 179 suites, with 136 car parking spaces underground and 86 above. It is proposed to have 70 percent open space where 40 percent is required and the scheme will include swimming and wading pools.

RECOMMENDATION: That the site plan for the development of the lands included in the application OZ-14-64, F. John Greenwood et al, be approved as recommended by the Planning Board at its meeting on November 17, 1964.

NOTE: 1. Councillor Searle requested a recorded vote on this recommendation, the results of which were as follows:

Those in favour of the recommendation	Those opposed
Deputy Reeve Murray	Nil
Councillors, Searle	
McKechnie	
McMillan	
Jenkins, and	
Harrison	

Recommendation carried

It should be noted here that all members of the Committee present voted in favour of the recommendation.

NOTE: 2. Councillor Vignale requested that it be recorded in the report that he abstained from the consideration of this item and, in fact, left the Council Chambers during the consideration of the application and voting on the recommendation.

825. FILE 137-64 - BRIDGE OVER CREDIT RIVER, MINEOLA ROAD TO INDIAN ROAD

The Committee considered a memo dated November 20, 1964, from the Township Engineer regarding the possibility of a bridge over the Credit River connecting Mineola Road and Indian Road. The letter suggested that the Council should consider purchasing a parcel of land on which an older home is located which is vacant at the present time, and which if renovated will increase the cost of acquiring the property considerably. This property will be required if the bridge is to be constructed.

RECOMMENDATION: That the Council adopt the principle of constructing a bridge over the Credit River sometime in the future; and further, that a fee appraisal be obtained on the parcel of land referred to in the Township Engineer's report dated November 20, 1964, for the General Committee's further consideration.

826. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#700)

At the General Committee's meeting on October 7, 1964, it was decided to abandon further consideration of the possible purchase of the Plaxton Property on the north side of Inglewood Drive. Immediately following that decision and prior to the letter going out to Mr. Plaxton advising him of it, information was received by Mr. Wilkinson that Mr. Plaxton was reconsidering his sale price on the property. Since that time, he has submitted a document which, for the purpose of this discussion, can be considered as an offer to sell, even though it is on an offer to purchase form and Mr. Plaxton is shown as the purchaser and the Township is shown as the vendor. The amount of money involved in this document is $7,500.00. The Committee was advised that Mr. Wilkinson had avised that: "It would be difficult to substantiate the fairness of the amount of $7,500.00 in view of the evidence of two fee appraisals in the amounts of $6,500.00 and $4,300.00 respecitvely, particularly when, according to our understanding, the Parks Department does not feel that this is particularly desirable park land."

RECOMMENDATION: That no change be made to the previous decision made as a result of the recommendation from the General Committee meeting on October 7, 1964, when it was recommended that further consideration of the possible purchase of the Plaxton property be abandoned.

827. FILE T-15798 - G. FREEMAN (#680)

At the Committee's meeting of September 30, 1964, and Council's meeting on October 5, 1964, consideration was given to this proposed plan of subdivision which is the extension of Maplewood Avenue. It was decided:

(1) That the street in the proposed plan of subdivision be constructed to the same specifications as the existing portion of Maplewood Avenue.
(2) That presewering be dispensed with as a requirement of this subdivision.
(3) That the storm sewers be constructed in accordance with the Township Engineer's requirements to the south side of Block A, Registered Plan 575.
That the subdivider be given a choice of either constructing sidewalks in accordance with the Township's policy or depositing with the Township, the estimated cost of constructing sidewalks, in cash.

copy of a report from the Township Engineer dated November 16, 1964, was before the Committee for its consideration. This report recommended that provision be made in the 1965 Budget for the construction of a satisfactory storm and sanitary sewer outlet and that this plan proceed at that time on full standards including all of the lots.

RECOMMENDATION: That the Engineer's suggestion on this proposed plan of subdivision be deferred for consideration within the 1965 Capital Budget; and further, that this matter be brought to the attention of Mr. Freeman.

828. FILE T-16170 - PARONAL CONSTRUCTION LIMITED (#498)

This is a proposed plan of subdivision located in the North Dixie Area. The Committee was advised that an appraisal had been obtained from Mr. T. J. Dale setting the value of the 5% cash dedication at $8,520.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $8,520.00 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-16170, Paronal Construction Limited.

The meeting adjourned at 2:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

GENERAL COMMITTEE MEETING, NOVEMBER 25, 1964

814. FILE OZ-21-64 - K. D. Robb In Trust

815. FILE 29-62 - Skating Areas (Proposed Rink in Dixie Orchards, Sherway Drive and Safeway Crescent Area)

816. FILE PROJECT 48-64 - Sanitary Sewers in Tunnel Under C.E.W. at Kipper Avenue.

817. FILE 29-62 - Skating Areas (Credit River Rink and Texaco Parking Area)

818. FILE 8-64 - Complaints
FILE 25-64 - Works General (Water Problem, Mrs. Zatelny's Property, Nocturne Court)

819. FILE 109-63 - Emmerson Property, Meadowvale

820. FILE REGISTERED PLAN 685 - Alka Development Co. Ltd.(Block C)

821. FILE OZ-27-64 - Ontario Fireplace and Vanway Investments Limited

822. FILE T-16407 - C. B. Martin Investments

823. FILE 136-64 - Streetsville Official Plan

824. FILE OZ-14-64 - F. John Greenwood et al

825. FILE 137-64 - Bridge Over Credit River, Mineola Road to Indian Road

826. FILE 11-64 - Parks General (Plaxton Property)

827. FILE T-15798 - G. Freeman

828. FILE T-16170 - Paronal Construction Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

NOVEMBER 25, 1964

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray, Councillors Jenkins, McMillan, McKechnie, Searle, Vignale and Harrison.

STAFF PRESENT: H. Stewart.

REPORT NUMBER 39

ITEMS CONSIDERED:

814. FILE OZ-21-64 - K. D. ROBB IN TRUST (#706)

This is an application requesting a change of the Zoning By-law from R3 to RM1 and RM7D3 to permit the development of certain lands for semi-detached and apartment housing purposes. The property under consideration is located on the North Service Road at the end of Selsey Drive, mid-way between Cliff Road and Cawthra Road. On September 22, 1964, the Planning Board decided to recommend that the application be approved; and further, that any public meeting be held by Council. On October 7, 1964, the General Committee recommended and October 19, 1964, Council adopted the recommendation that the owners of land within a radius of 300' of the property under consideration, be notified of Council's intention to give consideration to the application at its meeting on October 26, 1964. It was not possible to have the meeting on October 26, 1964, therefore, the matter came before Council and a good representation of residents from the area attended on November 2, 1964 at 7:30 p.m. The decision from that meeting was that the application be deferred until, "the applicant prepares a site plan for the development of the proposed plan for the consideration of Council on November 23, 1964, at 7:30 p.m." Because the information required for the further consideration of this plan was not available, it was felt that it would not be of any benefit to bring the developer and the residents of the area to the November 23, meeting. Therefore, on November 19, 1964, a letter was sent to all of the residents on the mailing list advising them that further consideration of the item had been postponed until a future date at which time they would be given one week prior notice of the meeting at which the application will be considered. At Council's meeting on November 23, 1964, six persons attended from the area and the Committee was advised that their names have been checked to determine whetherornot they were on the mailing list. Their names were not on the mailing list, but have been added now because of their interest in the application, even though they

do not live within 300' of the subject property. Mr. Peter Pennington attended the Committee's meeting and explained that he did not understand that it was required of him to produce a site plan which would determine the exact kind of development that would take place on the property. Reeve Speck pointed out that at the time the Council met it was not the intention of Council to request a site plan which would form part of the by-law for the property, but rather Council wanted only a scheme showing how the property would be developed. Councillor Searle suggested that the biggest objection from the resicents was not to the apartment development but rather the proposal to have semi-detached houses on Selsey Drive.

RECOMMENDATION: That the Planning Staff discuss with Mr. Pennington Council's concern over this application, and in particular the proposal to have RM1 zoning on Selsey Drive, and report back the General Committee.

815. FILE 29-62 - SKATING AREAS (PROPOSED RINK IN DIXIE ORCHARDS, SHERWAY DRIVE AND SAFEWAY CRESCENT AREA) (#747)

The Committee was advised that the Township's rink programme for 1965 includes the construction of a rink in the new park on the north side of Sherway Drive, behind the lots fronting on the east side of Safeway Crescent. At the present time, the rink is planned for the front portion of the property which has an approximate frontage of 100'. In a letter dated November 19, 1964, Mr. Szasz, one of the builders on Safeway Crescent adjacent to the park, has complained that in his opinion, the rink will be much too close to his homes and will affect the sale of them. He was given an opportunity to attend the Committee's meeting for the consideration of his letter and the discussion regarding the location of the rink. Mr. Halliday, Superintendent of Parks, also attended with a plan showing the exact location of the proposed rink. The plan showed that the rink would be located approximately 25' from the rear lot line of one of the lots on which Mr. Szasz is building. A discussion took place regarding the approximate cost of moving the rink further to the north, and it was learned that it would cost approximately $3,000.00 to do so. Mr. Szasz suggested to the Committee that he would be interested in assisting with the cost of this removal, but that since he was only a small builder his constribution could not be more than $100.00. After Mr. Szasz left the Committee meeting, the question of why the rink was being constructed in this park, as opposed to Orchard Heights which had been settled for a number of years, was discussed. Mr. Halliday pointed out that a request had been received from residents in the area and the request had been put through the normal considerations by the Recreation Commission and Council, and it had been decided to proceed with the construction of a rink in this park. Councillor Searle suggested that consideration should be given to deferring the construction of the rink in this park and putting the fully supervised rink on the school property in Orchard Heights.

RECOMMENDATION: That the Township's plans for the operation of a rink on the park in Dixie Orchards be deferred for the 1964 season and the funds alocated for this rink be transferred and applied to the full operation of a rink at the school in Orchard Heights.

816. FILE PROJECT 48-64 - SANITARY SEWERS IN TUNNEL UNDER Q.E.W. AT KIPPER AVENUE (#735)

The Committee considered a copy of a letter dated November 23, 1964, listing the tenders received by a Committee of Council on Friday, November 20, 1964, regarding the construction of a sanitary sewer in tunnel under the Q.E.W. at Kipper Avenue. The Township Engineer recommended that the tender be let to Peel Earth Boring at the low bid of $17,903.22. A resolution to this effect was passed during the afternoon session of Council's meeting on November 23. At the evening session of the same meeting, Deputy Reeve Murray brought it to the attention of Council that this bid was on the basis of an open cut across the Service Road. He suggested that consideration be given to letting the contract so that a tunnel would be put under the Service Road, thus avoiding the necessity of cutting the pavement. A resolution was then passed by Council rescinding the previous resolution and it was decided to refer the matter to the General Committee and request the Township Engineer to be present with his comments. Mr. Bodnar attended and suggested that since the tenders submitted were rather confusing insofar as carrying out the entire project on a tunnel basis, he suggested that the contract be re-tendered.

RECOMMENDATION: That the Engineering Department be instructed to recall tenders on construction of a tunnel for sanitary sewer purposes beneath the North and South Service Roads and the Queen Elizabeth Highway at Kipper Avenue.

NOTE: This item was dealt with by resolution No. 240 at Council's special meeting on November 25, 1964.

817. FILE 29-62 - SKATING AREAS (CREDIT RIVER RINK AND TEXACO PARKING AREA) (#809)

As a result of the Township's request for permission to use the Texaco lands south of Indian Road for parking, the Committee was advised that a letter has been received from Texaco pointing out that the Oil Company is pleased to cooperate with the Township for their plans for the winter skating project by permitting the use of their property for parking as requested. The Company further pointed out: "This temporary permission (1) Is subject to any local ordinances (2) Presumes no liability or further obligation on the part of Regent Refining (Canada) Limited (3) Assures Regent Refining (Canada) Limited may have access to the property as may be required."

RECOMMENDATION: That the Superintendent of Parks be authorized to proceed with the preparation of the Credit River skating area with the understanding that the Municipality has received authority from Texaco for the use of their property south of Indian Road for parking purposes; and further, that the Oil Company be advised that the Township is agreeable to accepting the terms set out in the letter from Mr. E.G. Rosengren dated November 19, 1964, and that the Township appreciates the offer from Texaco.

818. FILE 8-64 - COMPLAINTS
FILE 25-64 - WORKS GENERAL (WATER PROBLEM, MRS. ZATELNY's PROPERTY, NOCTURNE COURT)

Mrs. Zatelny attended Council's meeting on November 23, 1964, and pointed out that she had encountered considerable difficulty with regard to underground water finding its way in under her house. She submitted a letter from her architect which was given to the Deputy Engineer so that he may prepare his comments for the General Committee's meeting, at which time her problem would be given further consideration. Mr. Bodnar attended and pointed out that he had looked into the problem. In his opinion, Mrs. Zatelny's problem was not caused by surface drainage and the Township should not become involved in underground water problems. Upon an investigation, it was found that the weeping tile around her house were almost blocked with silt and to make matters worse, they were constructed in a position that was higher than the heating ducts under the floor, thus causing the heating ducts to be filled with water and with no access to the tile. Mr. Bodnar read the letter from Mrs. Zatelny's architect which pointed out that there were some problems with regard to the construction of the house, but in his opinion there were drainage problems in the area which only the Municipality could solve.

RECOMMENDATION: That the Deputy Township Engineer meet with the Township Solicitor to discuss the entire problem of drainage and water in the area of Mrs. Zatelny's property on Nocturne Court, and report back to the General Committee.

819. FILE 109-63 - EMMERSON PROPERTY, MEADOWVALE (#790)

At the Committee's meeting on November 12, 1964, Councillor McMillan informed the Committee of the Conservation Authority's intention to use the house on this park as the central office for the Conservation Authority. He pointed out that it would cost the Authority approximately $12,000.00 to renovate the house to make it suitable for offices. He further pointed out that the renovation would maintain the existing character of the building. The Committee recommended: "That the desire on the part of the Credit Valley Conservation Authority to renovate the house on the park lands in Meadowvale (Emmerson Property) at an estimated cost of $12,000.00 so that it can be used as the Authority's central office for the period of approximately ten years, be concurred with." At Council's meeting on November 23, this item on the report was amended as follows: "Be It Resolved that Item 790 of the General Committee Report of November 12, 1964, be referred back to the General Committee when an agreement be presented to the Committee covering the principle of leasing the balance of the property and also an agreement covering the house and lands on which the house is situate." Councillor McMillan read a letter of undertaking from the Conservation Authority and pointed out that the estimated cost of renovating the house has now changed to $15,500.00. The Committee discussed whether or not the house and a parcel of land, possibly 2 acres in size, would be separated from the rest of the parks and left for the permanent use of the Credit Valley Conservation Authority Administration Headquarters. It was concluded that such a provision should exist as long as the Conservation Authority used the house as its headquarters, but when it was no longer required as the headquarters for administration that it should then become part of the lands under the terms of the lease to the Township for park purposes.

RECOMMENDATION: The recommendation of this item is in two parts:

(1) That negotiations between the Credit Valley Conservation Authority and the Township of Toronto be commenced immediately to lease all of the Meadowvale conservation land (Emmerson Property) to the Township at the end of 1967, less the house and a parcel of land around the house having an area of approximately 2 acres.

(2) That the Conservation Authority be requested to pass a resolution for the purpose of notifying the Township of Toronto that when the house and 2 acres of land are no longer required as the Administration Headquarters, the Authority will arrange to have the house and 2 acres included in the lease between the Authority and the Township so that the terms of the lease will apply to all of the Meadowvale conservation lands (Emmerson Property).

NOTE: At Council's special meeting on November 25, 1964, the motion was moved by Councillor McMillan and seconded by Councillor Harrison, that the above recommendation be adopted by Council. (Motion Carried). The reason for passing this motion at Council's special meeting was to assist the Conservation Authority in proceeding with the work on the house.

820. FILE REGISTERED PLAN 685 - ALKA DEVELOPMENT CO. LTD. (BLOCK C)

Committee was advised that when this plan was registered, Block C was referred to in the Engineering Agreement as lands unsuitable for building because it is located on the north side of Sherway Drive, adjacent to the west bank of the Etobicoke Creek. One of the reasons why the land was put in this category was because of the possibility, at that time, of a bridge being built over the Etobicoke Creek. The developer has requested that provision be made for the development of this lot for single family dwelling. The Township Engineer, in a memo dated November 6, 1964, pointed out that he has approved the developer's proposal, subject to the construction of the required connections and the satisfactory grading of this Block to permit the future construction of a new bridge across the Etobicoke Creek or, alternatively, the termination of Sherway Drive in a Cul-de-sac. The developer was advised that this request would be considered by the General Committee at its meeting on November 25.

RECOMMENDATION: That the owner of Block C, Registered Plan 685, agree in writing to pay to the Township, the sum of $550.00 prior to a Municipal Building Permit being issued for a dwelling unit to be erected on Block C, Registered Plan 685; and further, that the owner satisfy the requirements of the Township Engineer with regard to the development of Block C, Registered Plan 685.

821. FILE OZ-27-64 - ONTARIO FIREPLACE AND VANWAY INVESTMENTS LIMITED

The Committee was advised that this is an application requesting a change of the Zoning By-law from R3 to RM7D2 for maisonettes on the south-east corner of Truscott Drive and Barsuda Drive on the Bellingham Subdivision, along the east limit of Southdown Road. The application has been considered by the Planning Board when it was decided that the applicant should explore the possibility of developing the land for low density

multiple family housing in accordance with a site plan which would incorporate the necessary measures to make the scheme physically compatible with the established development character of the area. A copy of the Planning Board's report, dated November 17, 1964, was before the Committee for its assistance in considering this application. Mr. Montague, Assistant Director of Planning, attended the Committee's meeting and pointed out the background on this application. One of the points that was discussed by the Committee was that the applicant had proposed, in the early stages of this development, that he would eventually use this property for a curling rink or community centre facilities. Because of this information, the Committee decided that further information should be obtained on how the future use of this parcel of land was presented to the homeowners in the area.

RECOMMENDATION: That further consideration of this application be deferred until:

(1) Information is obtained regarding the basis upon which the future use of this land was presented to the homeowners in the area.

(2) That a precis of the minutes of any public meetings held by either Planning Board or Council on this development be placed before the Genral Committee when further consideration is given to this application.

822. FILE T-16407 - C. B. MARTIN INVESTMENTS (#608)

This is a proposed plan of subdivision located east of Kenmuir Avenue, south of Lynd Avenue, zoned R4 and having approximately 43 lots. The Planning Board considered this application and recommended that certain conditions of draft approval be approved. A copy of each of the following items were attached to the General Committee's agenda for its consideration:

(1) Consolidated report dated November 2, 1964;
(2) A letter from Fraser & McLaughlin on behalf of Mr. Martin stating that their client is in agreement with the technical requirements of the subdivision and requesting that draft approval be recommended;
(3) A copy of the recommended conditions of draft approval from the Planning Board dated November 17, 1964.

RECOMMENDATION: That a recommendation of draft approval on the proposed plan of subdivision T-16407 be forwarded to the Metropolitan Toronto Planning Board, Department of Municipal Affairs, subject to the conditions as recommended by the Planning Board on November 17, 1964.

823. FILE 136-64 - STREETSVILLE OFFICIAL PLAN

The General Committee considered a report from the Planning Board dated November 17, 1964, regarding the proposed Official Plan for the Streetsville Planning Area. The Planning Board recommended that the staff report dated November 17 be adopted.

RECOMMENDATION: That the report dated November 17, 1964, from the Planning Board Staff regarding the proposed Official Plan for the Streetsville Planning Area be adopted, as recommended by the Planning Board.

824. FILE OZ-14-64 - F. JOHN GREENWOOD ET AL (#499)

The Committee was advised that this is a request for a change of the Official Plan and Zoning By-law:

(a) to enlarge the commercial area on Arbor Road;
(b) to use property south of Arbor Road and west of Cawthra Road for apartments.

It was recommended by the Planning Board:

(a) that the commercial section of the application be deleted or refused;
(b) that the apartment section of the application be approved in principle provided that a scheme of development satisfactory to the Planning staff, the Planning Board and Council can be devised and controlled by a special by-law.

On July 27, 1964, Council adopted the Planning Board's recommendation. According to information received from the Planning Board, further details in the form of a site plan have now been received. This information was considered by the Planning Board on November 17, 1964, when it was decided to recommend that the site plan be approved, subject to its conformity to the density provisions of the RM7D4 zone. A copy of the Board's report dated November 17, 1964, was before the Committee for its consideration. Mr. Montague, Assistant Director of Planning, attended the Committee's meeting to explain plans referred to in the report. Mr. Montague pointed out that the proposal is for one building thirteen stories high, 179 suites, with 136 car parking spaces underground and 86 above. It is proposed to have 70 percent open space where 40 percent is required and the scheme will include swimming and wading pools.

RECOMMENDATION: That the site plan for the development of the lands included in the application OZ-14-64, F. John Greenwood et al, be approved as recommended by the Planning Board at its meeting on November 17, 1964.

NOTE: 1. Councillor Searle requested a recorded vote on this recommendation, the results of which were as follows:

Those in favour of the recommendation	Those opposed
Deputy Reeve Murray	Nil
Councillors, Searle	
McKechnie	
McMillan	
Jenkins, and	
Harrison	

Recommendation carried

It should be noted here that all members of the Committee present voted in favour of the recommendation.

NOTE: 2. Councillor Vignale requested that it be recorded in the report that he abstained from the consideration of this item and, in fact, left the Council Chambers during the consideration of the application and voting on the recommendation.

825. FILE 137-64 - BRIDGE OVER CREDIT RIVER, MINEOLA ROAD TO INDIAN ROAD

The Committee considered a memo dated November 20, 1964, from the Township Engineer regarding the possibility of a bridge over the Credit River connecting Mineola Road and Indian Road. The letter suggested that the Council should consider purchasing a parcel of land on which an older home is located which is vacant at the present time, and which if renovated will increase the cost of acquiring the property considerably. This property will be required if the bridge is to be constructed.

RECOMMENDATION: That the Council adopt the principle of constructing a bridge over the Credit River sometime in the future; and further, that a fee appraisal be obtained on the parcel of land referred to in the Township Engineer's report dated November 20, 1964, for the General Committee's further consideration.

826. FILE 11-64 - PARKS GENERAL (PLAXTON PROPERTY) (#700)

At the General Committee's meeting on October 7, 1964, it was decided to abandon further consideration of the possible purchase of the Plaxton Property on the north side of Inglewood Drive. Immediately following that decision and prior to the letter going out to Mr. Plaxton advising him of it, information was received by Mr. Wilkinson that Mr. Plaxton was reconsidering his sale price on the property. Since that time, he has submitted a document which, for the purpose of this discussion, can be considered as an offer to sell, even though it is on an offer to purchase form and Mr. Plaxton is shown as the purchaser and the Township is shown as the vendor. The amount of money involved in this document is $7,500.00. The Committee was advised that Mr. Wilkinson had avised that: "It would be difficult to substantiate the fairness of the amount of $7,500.00 in view of the evidence of two fee appraisals in the amounts of $6,500.00 and $4,300.00 respecitvely, particularly when, according to our understanding, the Parks Department does not feel that this is particularly desirable park land."

RECOMMENDATION: That no change be made to the previous decision made as a result of the recommendation from the General Committee meeting on October 7, 1964, when it was recommended that further consideration of the possible purchase of the Plaxton property be abandoned.

827. FILE T-15798 - G. FREEMAN (#680)

At the Committee's meeting of September 30, 1964, and Council's meeting on October 5, 1964, consideration was given to this proposed plan of subdivision which is the extension of Maplewood Avenue. It was decided:

(1) That the street in the proposed plan of subdivision be constructed to the same specifications as the existing portion of Maplewood Avenue.
(2) That presewering be dispensed with as a requirement of this subdivision.
(3) That the storm sewers be constructed in accordance with the Township Engineer's requirements to the south side of Block A, Registered Plan 575.
(4) That the subdivider be given a choice of either constructing sidewalks in accordance with the Township's policy or depositing with the Township, the estimated cost of constructing sidewalks, in cash.

A copy of a report from the Township Engineer dated November 16, 1964, was before the Committee for its consideration. This report recommended that provision be made in the 1965 Budget for the construction of a satisfactory storm and sanitary sewer outlet and that this plan proceed at that time on full standards including all of the lots.

RECOMMENDATION: That the Engineer's suggestion on this proposed plan of subdivision be deferred for consideration within the 1965 Capital Budget; and further, that this matter be brought to the attention of Mr. Freeman.

828. FILE T-16170 - PARONAL CONSTRUCTION LIMITED (#498)

This is a proposed plan of subdivision located in the North Dixie Area. The Committee was advised that an appraisal had been obtained from Mr. T. J. Dale setting the value of the 5% cash dedication at $8,520.00.

RECOMMENDATION: That an application be made to the Department of Municipal Affairs for approval of $8,520.00 as the amount of the 5% cash in lieu of land dedication on proposed plan of subdivision T-16170, Paronal Construction Limited.

The meeting adjourned at 2:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

Dec 14 SESSION 1964 No.

MOVED BY [illegible]

SECONDED BY

Amendment, Clause 825, General Committee report of Nov 25/64

Delete word "fee" in third line of recommendation.

[illegible]

Cooksville, Ontario,
December 14, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignal, C. D. Jenkins, R. K. McMillan, C. A. Pickell, and R. A. Searle. Councillor Harrison arrived at 2:45 p.m.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Chief Administrative Officer and K. H. MacDiarmid, Solicitor.

Minutes of meeting held on November 23rd, 1964, were adopted as read. Minutes of meeting held on November 25th were amended by deleting Councillor McMillan's name from resolution number 246.

On behalf of the members of Council, Reeve Speck extended congratulations to Mr. C. J. Madgett, Toronto Township Assessment Commissioner, on receiving the certificate of the International Association of Assessing Officers which was presented to Mr. Madgett at the last International meeting of this Association.

DEPUTATIONS

RE: TORONTO TOWNSHIP LIBRARY BUILDING, - Mr. R. Mortensen advised Council that the New Etobicoke Public Library building is quite similar in design to that of the Toronto Township Library and he feels this is most complimentary. He also stated that, in his opinion, Toronto Township Library building is very attractive.

RE: WATER PROBLEM - PROPERTY OF DR. & MRS. WM. ZATELNY - Mrs. Zatelny again appeared before Council seeking a solution to this problem. The Engineer's report dated December 14th states that a studyof the ditches and roads would indicate that the Township is not liable in this matter. Mrs. Zatelny, however, is seeking a solution to the problem and the Engineer was requested to consult with the Hydro-Electric Commission staff and the staff of the Public Utilities Commission to endeavour to bring a report on a solution to General Committee on Wednesday of this week.

RE: DRAINAGE ON ST. MARY'S AVENUE, LAKEVIEW AREA - Mrs. Jones asked that a check be made here to ascertain if the culverts are properly installed as there appears to be a water problem in the ditches.

RE: 1965 CAPITAL BUDGET - Mrs. Jones also stated that she would prefer to pay higher taxes rather than have the Board of Education budget curtailed in any way.

COMMUNICATIONS

British American Oil Company Limited - letter apologizing for their delay in submitting their tender for supply of petroleum products, which was received too late for consideration by Council. Letter to be received and filed.

Canadian Red Cross Society - Letter of thanks for Township co-operation in permitting employees to attend the Blood Donor Clinic held recently. Letter to be received and filed.

Association of Ontario Mayors & Reeves re proposed increase in Bell telephone rates - letter from the Executive Secretary Treasurer re hearing to be held in 1965 and asking this Municipality to participate financially if the cost of preparation for the hearing becomes extensive. This letter was referred to General Committee.

Township of Toronto Assessment Department - Report on Section 53 Assessment for the year to date together with comparative figures for the year 1963. Information to be received.

Building Report for October 1964 - for the year to date, and for the year 1963 to the end of October. Information to be received.

Building Report for November 1964, for the year to date and for the year 1963 to the end of November. Information to be received.

PETITIONS

The following petitions for sanitary sewer and private drain connections were received by Council and referred to the General Committee for consideration:

Stillmeadow Road from Dundas St. to Upper Middle Road;
Whaley Drive from south-easterly limit of Whaley Drive to Stillmeadow Road;
Argyle Road from Dunbar to Dundas Street West
Rugby Road from Dunbar Road to Dundas Street West.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into Committee for presentation of Committee Reports; Councillor Jenkins in the Chair.

GENERAL COMMITTEE REPORT DATED NOVEMBER 25, 1964

RE: ITEM #824 - OZ-14-64 - F. JOHN GREENWOOD ET AL - Councillor Vignale asked that it be recorded in the minutes that he abstained from all discussion on this matter and from voting on same.

Mr. R. Plaus expressed dissatisfaction with the site plan for this application and intimated that a further public meeting should be held. However, when it was pointed out to him that apartment buildings would definitely be built on this site, Mr. Plaus stated that perhaps nothing could be gained by holding a public meeting.

RE: ITEM #825 - FILE 137-64 - BRIDGE OVER CREDIT RIVER - MINEOLA ROAD TO INDIAN ROAD

The recommendation on this item was amended by deleting the word "fee", and The Chief Administrative Officer was asked to have a staff appraisal ready for consideration by General Committee on Wednesday of this week.

GENERAL COMMITTEE REPORT DATED DECEMBER 7, 1964

RE: ITEM #838 - FILE 29-62 - SKATING AREAS (PARKING, CREDIT RIVER) - The recommendation on this item was amended to read 'The Town of Port Credit" in place of "Mr. Todd" appearing in the first line thereof.

RE: ITEM #853 - FILE 104-64 - DEPARTMENT OF HIGHWAYS GENERAL (D.H.O. YARD ON STAVEBANK ROAD)

The recommendation on this item was amended to read as follows:

> "Thatthe Clerk request the Department of Highways of Ontario to consider removing the yard on Stavebank Road to another location, possibly further west in an industrial area."

Copies of the above reports and amendments thereto are attached to these minutes.

A motion for recess was made at 3:15 p.m. and the meeting reconvened at 3:40 p.m. Deputy Reeve Murray was called from the meeting at 2:00 p.m. and returned at 4:00 p.m.

UNFINISHED BUSINESS

RE: TRAFFIC LIGHTS AT INTERSECTION OF NO. 5 HIGHWAY WITH NO. 10 HIGHWAY, WHARTON WAY, DIXIE ROAD AND CAWTHRA ROAD

The Township Engineer advised that he had written the Department of Highways requesting that studies be made of these intersections but had received no reply to date. He was requested to check on this matter by telephone.

RE: PARKING AT TEXACO LANDS FOR CREDIT RIVER SKATING AREA - Councillor Harrison was advised that a report on this was to be made by the Solicitor.

RE: TURNING LANE AT CAWTHRA ROAD AND NUMBER 5 HIGHWAY.- Councillor Vignale was advised that the Department of Highways had been requested to investigate this matter.

BY-LAWS

By-laws Nos. 5027, 5029 and 5030 were withdrawn to be dealt with at the evening session.

By-law to accept a Grant of Easement (Part Lot 16, Concession 1, N.D.S.) from Martha Eleanore Hanson and Oscar R. Hanson, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5006.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway (part Lot 23, Con. 1, N.D.S. - Erindale Station Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5007.

A By-law to provide for the issue of debentures in the aggregate principal amount of $2,659,025. in lawful money of Canada was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5000.

A By-law to authorize the temporary borrowing of $147,160.00 pending the issue and sale of debentures (Works & Engineering building addition) was read a first second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5008.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the Municipal Highway System (part Lot 8, Con. II, E.H.S. - Second Line East) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5009.

A By-law to accept a Grant of Easement (Pt. Lot 5, R.P. 457 - Mitchell) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5010.

By-law Number 4892 being a by-law to authorize construction of a watermain Township of Toronto water area, at an estimated total cost of $32,000.00 (Town Line) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $32,000.00 pending the issue and sale of debentures (Town Line Watermain) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5011.

A By-law to accept a Deed of Land and Grant of Easement (McLennan Subdivision) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5012.

A By-law to authorize execution of an agreement for installation of heat-exchanger system, Malton Pollution Control Centre, Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5013.

By-law Number 4963 being a by-law to execute a Deed of Land to Her Majesty the Queen in the Right of Canada, (Re cancelled plan of subdivision 454) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

By-law Number 4964 being a by-law to authorize the execution of an agreement between the Corporation of the Township of Toronto and Her Majesty the Queen in Right of Canada (re cancelled plan of subdivision 454 - streets, lanes, etc.) was read a third time, finally passed, signed by the Reeve and the Clerk and the Corporate Seal attached thereto.

A By-law to change the name of a public highway in the Township of Toronto (part of Sir Richard's Road to Pineneedle Row) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5014.

A By-law to change the name of a public Highway in the Township of Toronto (part of MeadowWood Road to Orr Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5015.

A By-law to change the name of a public highway in the Township of Toronto (part of Bob-O-Link Road to Orr Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5016.

A By-law to change the name of a public highway in the Township of Toronto (Gordon Avenue in Plan A-25 changed to Bloor Street) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5017.

A By-law to change the name of a public highway in the Township of Toronto (Orchard Avenue in R.P. B-19 changed to Third Street) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5018.

A By-law to change the name of a public highway in the Township of Toronto (parts of MacIntosh Crescent to Stanfield Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5019.

A By-law to change the name of a public highway in the Township of Toronto (Elmwood Crescent on R.P. 384 changed to Briarhill Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5020.

A By-law to change the name of a public highway in the Township of Toronto (P art of Beverley St. to Hull St.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5021.

A By-law to change the name of a public highway in the Township of Toronto (Streetsville Road to Mississauga Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5022.

A By-law to name an unnamed public highway in the Township of Toronto (lane between Lots 3 & 4, R.P. 470) - Legion Road - was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5023.

A By-law to change the name of a public highway in the Township of Toronto (Road allowance between Concessions 4 and 5, E.H.S. changed to Bramalea Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5024.

A By-law to execute a Quit Claim Deed (Pt. Lot 3Con. 1, N.D.S. Paronal Construction Co. Limited) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5025.

A By-law to execute a Quit Claim Deed (Pt. Lot 6, Con. 1, N.D.S. Applewood-Dixie Limited) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5026.

A By-law to amend By-law 2273 as amended (to repeal Section 14) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5028.

A By-law to establish certain lands as municipal highways (East Avenue) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5031.

A By-law to establish certain lands as municipal highways (Rangeview Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5032.

A By-law to offer for sale the road allowance stopped up by Township of Toronto By-law #2199 to the abutting owners (part of Middle Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5033.

A By-law to authorize the sale of Industrial Lands to The Hydro-Electric Power Commission of Ontario (part of water lot in front of Lot 9, Con. 3,S.D.S.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5034.

A By-law to establish certain lands as a municipal highway (Old Carriage Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5035.

A By-law to execute an agreement between The Corporation of the Township of Toronto, The Public Utilities Commission of the Township of Toronto and United Lands Corporation Limited, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5036.

A By-law to authorize the execution of an Engineering Agreement between Paronal Construction Company Limited, The Corporation of the Township of Toronto, The Public Utilities Commission of the Township of Toronto, Katalin Borcsok, William Pallett and Traders Realty Limited; a Financial Agreement between the Corporation of the Township of Toronto, Katalin Borcsok, William Pallett and Traders Realty Limited; and a Financial Agreement between the Corporation of the Township of Toronto, Katalin Borcsok and Traders Realty Limited, was read a first and second times and numbered 5037.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Applewood Dixie Limited, The Corporation of the Township of Toronto, William Howard Pallett and Bruce Armstrong Pallett was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5038.

MOTIONS

Moved by: C. D. Jenkins #247
Seconded by: R. A. Searle

RESOLVED that General Committee Report dated November 25, 1964, be adopted as amended in item No. 825.

CARRIED

Moved by: R. A. Searle #248
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated December 7, 1964, be adopted as amended in items 838 and 853.

CARRIED

Moved by: Charles D. Jenkins #249
Seconded by: C. M. Murray

AND RESOLVED that the contract for the construction of a storm sewer on Rudar Road (P. N. 45-64) be awarded to Dundas Construction Company Limited in the amount of $3,832.00, subject to the approval of the Department of Highways, this being the lowest tender received.

CARRIED

Moved by: R. K. McMillan #250
Seconded by: C. A. Pickell

AND RESOLVED that the contract for the construction of sanitary sewers on Lakeshore Road West and Southdown Road (P.N. 43-64) be awarded to Craftwood Construction Company Limited for their contract price of $75,966.15, this being the lowest tender received, subject to D.H.O. approval.

CARRIED

Moved by: R. K. McMillan #251
Seconded by: C. A. Pickell

AND RESOLVED that the contract for the construction of sanitary sewers in tunnel under the Q.E.W. at Kipper Avenue (P.N. 56-64) be awarded to Elmford Construction Company Limited for their contract price of $16,299.27, subject to the approval of the Ontario Municipal Board.

CARRIED

Moved by: Charles D. Jenkins #252
Seconded by: Victor Vignale

AND RESOLVED that the contract for 1965 Petroleum requirements of the Township of Toronto be awarded to the Cities Service Oil Co. this being the lowest tender received.

CARRIED

Moved by: R. K. McMillan #253
Seconded by: C. M. Murray

WHEREAS the Township of Toronto has passed by-law 4940 for the purpose of amending certain sections of by-law 2273 and for the purpose of changing the zone designation on certain lands as set out on Schedule "A" to the by-law; and

WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, an objection to the passing of this by-law has been received; and

WHEREAS in the opinion of theTownship of Toronto the objection is not a valid one;

BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 4940.

CARRIED

Moved by: C. A. Pickell #254
Seconded by: R. A. Searle

AND RESOLVED that the contract for sanitary sewers along Derry Road East from Cattrick Street to Fifth Line East (P.N. 50-64) be awarded to the low bidder, Davis Contracting Company in the amount of $17,133.05, subject to O.M.B. approval.

CARRIED

Moved by: R. K. McMillan #255
Seconded by: Victor Vignale

AND RESOLVED that accounts paid by the Treasurer for October 1964 be approved as follows:

General	$556,176.30
Roads	243,525.64
Welfare	8,316.87
Payroll	168,903.69

CARRIED

CARRIED

Moved by: Victor Vignale #256
Seconded by: R. A. Searle

AND RESOLVED that Annie Zlicar having completed two years or more employment with the Township of Toronto Planning Board, be considered a full time employee for purposes of and as defined by The Unemployment Insurance Act.

CARRIED

Moved by: R. A. Searle #257
Seconded by: R. K. McMillan

AND RESOLVED that the appointed members of the Township of Toronto Library Board, other than Council representatives, be granted an honorarium of $100.00 in recognition of their services to the Municipality during the year 1964.

CARRIED

Moved by: Charles D. Jenkins #258
Seconded by: C. M. Murray

AND RESOLVED that the members of the Township of Toronto Traffic Safety Council, other than Township employees and Council representatives, be given $100.00 honorarium in appreciation of their services for the year 1964.

CARRIED

Moved by: C. M. Murray #259
Seconded by: C. D. Jenkins

AND RESOLVED that the appointed members of the Township of Toronto Recreation Commission, other than Council representatives, be granted an honorarium of $100.00 in recognition of their services to the Municipality during the year 1964.

CARRIED

Moved by: C. A. Pickell #260
Seconded by: R. A. Searle

AND RESOLVED that the appointed members of the Township of Toronto Golf Club Committee, other than Council representatives, be granted an honorarium of $100.00 in recognition of their services to the municipality during the year 1964.

CARRIED

Moved by: C. D. Jenkins #261
Seconded by: R. K. Harrison

WHEREAS it has been brought to the attention of Council that an application containing the names of not less than seventy-five inhabitants of the Township of Toronto, has been filed with the Ontario Municipal Board to incorporate the whole of the Township of Toronto as a Town;

THEREFORE BE IT RESOLVED that the Corporation of the Township of Toronto support such application and that the firm of Parkinson, Gardiner & Roberts be retained to represent the Township of Toronto, and that they be authorized to engage all necessary consultants in that regard.

CARRIED

RECORDED VOTE on #261

Those in favour		Those opposed
R. W. Speck	C. D. Jenkins	
C. M. Murray	R. K. McMillan	Nil
V. Vignale	C. A. Pickell	
R. K. Harrison	R. A. Searle	
	Carried 8-0	Absent F. J. McKechnie

Moved by: R. K. Harrison #262
Seconded by: C. D. Jenkins

AND RESOLVED that payment of $1,750.00 from the estate of Violet L. and Melville P. McKee be accepted and these Estates be relieved from any further obligation to the Township of Toronto in reference to the Engineering Agreement for the development between Melville P. McKee, Violet L. McKee and the Township of Toronto dated October 22, 1956.

CARRIED

OTHER BUSINESS

RE: WIDTH OF ROADS IN TORONTO TOWNSHIP - Councillor Vignale asked if the Committee to study this matter had yet been named. The Reeve replied that it was felt best to wait until Toronto Transportation Study (which takes in the complete area) is completed and the Committee will then have something tangible to deal with.

RE: SERVICES FOR SOUTH PEEL - The Reeve advised Councillor McMillan that the report dealing with this matter from the Ontario Water Resources Commission should be here in March.

RE: LEGAL ADVICE - Councillor McMillan asked that the Solicitor be requested to report on the following items:

Is there any conflict of interest in Councillor McMillan being on Council and also being Chairman of the Credit Valley Conservation Authority?

What action is necessary should a member of Council resign part way through his term of office?

RE: BRAMPTON SEWAGE TREATMENT PLANT - Deputy-Reeve Murray referred to the request that the Acting Medical Officer of Health write to the Ontario Water Resources Commission regarding the operation of the Brampton Sewage Treatment Plant which is located in the Township of Toronto, and that a copy of the letter be sent to this Township. The Clerk advised that to date this copy of letter had not been received.

RE: STEELES AVENUE - Councillor McMillan extended thanks to the County through the Reeve and Deputy-Reeve for their prompt action in taking care of the dangerous hill on Steeles Avenue west of Number 10 Highway.

FORTHCOMING MEETINGS

Tuesday	December 15	7:30 p.m. Planning Board
Wednesday	December 16	10:00 a.m. - General Committee
Thursday	December 17	County Council
Sunday	December 20	Toronto Township Hockey Day at Maple Leaf Gardens
Monday	December 21	10:00 a.m. - General Committee
Tuesday	December 22	10:00 a.m. - General Committee
Tuesday	December 22	8:00 p.m. - Golf Club Committee meeting at Oneida Club
Thursday	December 24	11:15 a.m. - Annual Staff Get-together in Council
Tuesday	December 29	1:30 p.m. - Council meeting (Chambers

The meeting recessed at 4:30 p.m. to be reconvened at 7:30 p.m.

- -

Reeve Speck, Deputy-Reeve Murray, Councillors Jenkins, McMillan Vignale, Searle, Pickell were in attendance, with Councillor Harrison arriving at 9:00 p.m. Members of Staff present: Planning Director Mr. H. Petschar and Mr. J. Montague of the Planning Board Staff.

DEPUTATIONS

RE: FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED - Mr. Petschar explained that this application proposes to rezone lands on the north side of Dundas Highway just west of Constitution Boulevard, from RM4, CM1 and DC to RM7D4 to ensure that future apartment development would be of high standard.

MR. JOHN PALLETT was present on behalf of a resident in the area but did not oppose this application.

Mr. Switzer, Solicitor for the applicant, stated that they would be proceeding as soon as possible after all engineering agreements have been satisfactorily completed.

This matter was dealt with by by-law.

RE: FILE OZ-8-64 - PARONAL CONSTRUCTION LIMITED - Mr. Petschar pointed out that this application concerns a parcel of land about 10 acres in area west of Wharton Way and north of Dundas Highway, and that the proposed zoning from Industrial to R3 and RM1 conforms with tne Nortn Dixie Study.

MR. WEBB, Solicitor for Paronal, stated that it is proppsed to develop this land immediately in connection with the Forest Glen Subdivision.

MR. JOHN PALLETT - representing interests in the area, stated that he had no objections to this proposed development.

This matter was dealt with by by-law.

RE: FILE OZ-44-61 - DR. R. PERKIN - Mr. Petschar explained that due to the necessity for a change in the schedule to the zoning by-law amendment, this matter had been brought back to Council so that the residents in the area of Dixie Road and Kendall Road might be made aware of the change. This is an application to permit four doctors to carry on a practice from an existing residence.

MR. GARBUTT, a resident in the area went to considerable length to point out possible situations that could arise should there become a traffic problem due to cars passing to and from the Doctors' office. He felt that 12 parking spaces on the property would not be sufficient and that there would be considerable parking on the street. It was pointed out to Mr. Garbutt that there would be only one entrance and exit to this property and that would be on Kendall Avenue; that there is to be a one foot reserve on Dixie Road so that there can not be an exit on the Dixie Road at any time. He referred to a possible land use study of the Dixie Road Area and was advised by the Reeve that it would not be practical to undertake such a study until the plans of the Department of Highways with respect to the intersection at Dixie Road and the Queen Elizabeth, are made known. Mr. Garbutt stated that to rezone this property would be spot zoning - not good for the people as a whole - and would establish a precedent.

MR. PETSCHAR - suggested that of all the land uses for Dixie Road he felt this proposed use would be the most compatible within a residential area.

MESSRS. PEMBERTON, MCFARLAND, SPRATT AND ABBOTT, all residents in the area, also expressed concern over increased traffic in the area.

MR. MACPHERSON, of M. V. Jones & Associates, representing Dr. Perkin pointed out that the only change to be made on the schedule was with respect to the building which would remain the same as it is not proposed to make any alteration to the carport. He also expressed the opinion that the 12 parking spaces provided on the schedule, would be adequate at all times.

This application was dealt with by by-law.

BY-LAWS

A By-law to amend By-law Number 2813 as amended (OZ-8-64) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5027.

A By-law to repeal By-law Number 4950 (OZ-44-61) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5029.

A By-law to amend By-law Number 2813 as amended (OZ-44-61) was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk the Corporate Seal attached thereto and numbered 5030.

By-law Number 5037 being a by-law to authorize the execution of an Engineering Agreement between Paronal Construction Company Limited, The Corporation of the Township of Toronto, The Public Utilities Commission of the Township of Toronto, Katalin Borcsok, William Pallett and Traders Realty Limited; a Financial Agreement between The Corporation of the Township of Toronto, Katalin Borcsok, William Pallett and Traders Realty Limited; and a financial agreement between The Corporation of the Township of Toronto, Katalin Borcsok and Traders Realty Limited, was read a third time, finally passed, signed by the Reeve and the Deputy-Clerk and the Corporate Seal attached thereto.

A By-law to amend By-law Number 2813 as amended (OZ-22-64) was read a first and second times and numbered 5038.

There being no further business before the Chair, a motion for adjournment was made at 9:30 p.m.

Reeve

Clerk

Cooksville, Ontario,
December 16, 1964.

A special meeting of Toronto Township Council was held in the Council Chambers on December 16, 1964. The meeting commenced at 5:00 p.m. with all members of Council present. Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer and Henry E. Stewart, Deputy-Clerk.

This meeting was called to consider two items on the General Committee Report dated December 16, 1964; namely, Capital Budget and schedule of meetings for the remainder of the year. The following resolution was enacted by Council:

Moved by: Victor Vignale #263
Seconded by: C. D. Jenkins

BE IT RESOLVED that the recommendations on items Nos. 861 and 868 of General Committee Report dated December 16, 1964, be adopted.

CARRIED

The meeting adjourned at 5:15 p.m.

Reeve

Clerk

Cooksville, Ontario,
December 29, 1964.

The regular meeting of Toronto Township Council was held in the Council Chambers on December 29, 1964, commencing at 1:30 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were in attendance: Messrs. W. J. Anderson, Township Engineer; M. D. Henderson, Treasurer and Chief Administrative Officer; J. Montague, Deputy Director of Planning.

Minutes of meeting held on November 25th were adopted as amended. Minutes of meetings held on December 14th and 16th, 1964, were adopted as read.

TENDERS

The following tenders were opened and received by Council:

QP - 1 - 1965 - 4 - 1965 8-cylinder police cruisers with 4 trade-ins

	Total cost	Trade-in	Sales Tax	Net Cost
Applewood Motors Ltd. (Chevrolet)	$10,056.00	$4,000.	$181.68	$6,237.68
Argyle Chrysler-Dodge Ltd. (Dodge)	9,584.00	4,405.	155.37	5,334.37
Howard Elliott Motors Ltd. (Chevrolet)	10,412.00	3,900.	195,36	6,707.36
Islington Chrysler-Plymouth (Plymouth)	9,703.52	4,370.	160.00	5,493.52
Moore Hawley Motors Ltd. (Pontiac)	10,488.00	3,300.	215.64	7,403.64
Port Credit Motors Ltd. (Chevrolet)	10,540.00	2,600.00	238.20	8,178.20
White Gordon Motors Ltd. (Meteor)	9,884.00	3,700.	185.22	6,369.52
Woodland Motors Ltd. (Ford)	9,768.40	3,275.	194.80	6,688.20

There was some discussion as to whether prices on these cruisers should be called by public tender, and accordingly, Councillor Harrison made the following verbal motion:

> "That this matter be deferred until the Purchasing Agent and Solicitor are present."

This motion carried.

COMMUNICATIONS

Letter from Lloyd G. Howe Industrial Real Estate Limited, commending Mr. William Courtney, Industrial Commissioner, on his efficient and capable co-operation in locating Anthes Imperial Limited as a new industry in the Township of Toronto. The contents of this letter are to be passed along to Mr. Courtney.

Letter from Anthes Imperial Limited - Expressing appreciation to Council and members of the Township staff for their co-operation in connection with the location of a division of their company in this Township. Letter to be received and filed.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee Reports; Councillor Pickell in the Chair.

RE: GENERAL COMMITTEE REPORT DATED DECEMBER 16, 1964

ITEM #855 - FILE 22-64 - TENDERS - The recommendation on this item was amended to read asfollows:

> "That the Council agree to carry over into the 1965 season the contract with Peel Sand & Gravel for granular "A" and crushed stone at the same price and the contract with Gormley Sand & Gravel for north of the Base Line subject to the approval of the Dept. of Highways."

ITEM #859 - FILE 126-64 - WALKWAY FROM WATESKA BLVD. TO INDIAN GROVE -

Part 2 of the recommendation on this item was amended by adding thereto the following:

> "and that the Property Agent report back to the General Committee on the amount of compensation for damages to the owner of Lot 8, R.P. 714.""

ITEM #860 - FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA) - The recommendation on this item was amended to read as follows:

> "That the Township Engineer be authorized to engage a consultant experienced in the field of small boat harbours to meet with Council and discuss the practicability of locating small boat facilities on the Township of Toronto waterfront."

GENERAL COMMITTEE REPORT OF DECEMBER 21, 1964

ITEM #870 - FILE 10-64 - LICENSING GENERAL (BY-LAW) - This report deals entirely with the proposed licensing by-law. The report was adopted in principle as set out in resolution #265, passed at this meeting of Council.

RE: ITEM #866 - FILE 39-64 - ASSOCIATION OF ONTARIO MAYORS & REEVES -

This deals with the Association's stand with respect to a hearing before the Board of Transport Commissioners re Bell Telephone Company. A recorded vote was requested on the recommendation for this item, as follows:

Those in favour	Those opposed
Councillor Pickell	Councillor McKechnie
" Searle	" McMillan
" Harrison	" Jenkins
" Vignale	
Reeve Speck	
Deputy-Reeve Murray	

RECOMMENDATION CARRIED - 6-3

GENERAL COMMITTEE REPORT OF DECEMBER 29, 1964 - This report was adopted as presented. A recorded vote taken on item #877 showed all members voting in favour thereof.

REPORT OF TOWN STATUS COMMITTEE MEETING DECEMBER 29, 1964 - The recommendation on this item was amended by adding the following to part 3:

"That on the days that the Town Status Committee meets to discuss the proposed letters, that the Committee be enlarged to include all members of Council."

Copies of the above reports and the amendments thereto, are attached to these minutes.

A motion for recess was made at 3:15 p.m. and the meeting reconvened at 3:30 p.m.

UNFINISHED BUSINESS

RE: COUNTY REPRESENTATION - In reply to Councillor Vignale's query as to what is being done in this respect, Reeve Speck advised that a Private Bill will be presented at the Spring Session.

RE: MR. HENDERSON'S REPORT ON POSSIBLE METRO PLAN FOR PORT CREDIT, STREETSVILLE AND TORONTO TOWNSHIP

Councillor Vignale was advised that this report will be ready this week.

RE: PEEL COUNTY SERVICE STATION BY-LAW - The Clerk was requested to follow through on the requests made to the Planning Board and Building Department for their comments on how this might affect Toronto Township's policy in this respect.

RE: RESUME OF UNFINISHED ITEMS OF BUSINESS - Councillor McKechnie requested that a list of unfinished items of business be prepared for the next meeting of General Committee.

RE: SIDEWALK ON AIRPORT ROAD - The Clerk advised Councillor McKechnie that the report from the County on this matter arrived in today's mail.

RE: COUNTY PRIORITY LIST OF LEVEL CROSSING ELIMINATIONS - Councillor McKechnie asked if it would be possible to secure up to date information on the schedule published some time ago by the County, and the Clerk was requested to seek this information from the County.

RE: REPORT ON ELIAS AGREEMENTS RE RIFLE RANGE PROPERTY AND ERINDALE LANDS - Councillor Pickell was advised that he could perhaps obtain the information he was seeking by contacting the Clerk's Department.

RE: TOWNSHIP INSURANCE - Councillor Pickell suggested that the Township insurance requirements be tendered in the year 1965, and asked that this matter be placed on the next General Committee Agenda.

RE: LEGAL OPINION REGARDING PARKING CARS ON TEXACO PROPERTY ON INDIAN ROAD - Councillor Harrison was advised that this report will be ready for next General Committee meeting.

RE: LEGAL ADVICE SOUGHT BY COUNCILLOR MCMILLAN - re conflict of interest, etc. This report has been received from the Township Solicitor and is ready for next General Committee meeting.

BY-LAWS

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Rango Investments Limited, The Corporation of the Township of Toronto and Morris Gogek, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5039.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Alka Development Company Limited, The Corporation of the Township of Toronto, Eva L. Heaslip, Harriet Squires, Lou Maiezza, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, The Corporate Seal attached thereto, and numbered 5040.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Prombank Investment Limited and the Corporation of the Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5041.

A By-law to authorize the execution of an Engineering Agreement and Financial Agreement between Camlock Limited, Ditz Limited, Ethelwin Limited, Jo-Ellen Limited, Joe-Nick Limited, Junard Developments Limited, Roton Limited and Zebulon Limited, companies incorporated under the laws of the Province of Ontario, carrying on business in partnership as Rogerswood Estates; The Corporation of the Township of Toronto , and Robert W. Spratt, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5042.

A By-law to accept a Deed of Land from The Hydro Electric Power Commission of Ontario (parts of Lot 3, Con. 1, N.D.S. for extensions of Bloor St., Ponytrail Drive and Pagehurst Ave.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5043.

A By-law to accept a Grant of Easement and Deed of Land from Whitewood Construction Ltd. and Belfast Investments Ltd. part of Lot 13, Con. II, S.D.S. was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5044.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the Municipal Highway System (Pt. Lot 3, Con. I, S.D.S. Sherway Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5045.

A By-law to accept a Quit Claim Deed from the County of Peel (Middle Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5046.

A By-law to accept a Grant of Easement (from W.J.Turcotte, part Lot 6, Registered Plan C-24 for sewer construction) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5047.

A By-law to accept a Grant of Easement (from H. Simpson for Melton Drive area storm sewers) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Coporate Seal attached thereto and numbered 5048.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $160,000.00 for Public School purposes of The Board of Education of the Township of Toronto, was read a first and second times, and numbered 5049.

A By-law to adopt amendment No. 175 to the Official Plan of the Township of Toronto Planning Area was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5050.

MOTIONS

Moved by: C. M. Murray #264
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated December 16, 1964, be adopted as amended in items #855, 859 and 960.

CARRIED

Moved by: C. M. Murray #265
Seconded by: C. D. Jenkins

RESOLVED that General Committee report dated December 21, 1964, be adopted in principle and that the reading of the by-law be deferred for one month; and further that the index for the Licensing By-law be advertised, advising those interested that copies of the by-law are available in the Township Office for study and registration of objections, if any, in writing.

CARRIED

Moved by: C. A. Pickell #266
Seconded by: R. A. Searle

RESOLVED that General Committee report dated December 29, 1964, be adopted as presented.

CARRIED

Moved by: C. A. Pickell #267
Seconded by: R. A. Searle

RESOLVED that report of Town Status Committee meeting held on December 29, 1964, be adopted as amended.

CARRIED

Moved by: C. M. Murray #268
Seconded by: C. D. Jenkins

AND RESOLVED that the following employees, having completed two years or more employment with the Township of Toronto, be considered full-time employees as defined by and for purposes of the Unemployment Insurance Act:

Gordon Shean
Rodney Arnold
Robert Duck
Claude Nicholson
Herbert Golding
Stanley Huntington
Charles Foxall
Gordon Yerkie
Raymond Campbell

CARRIED

Moved by: C. M. Murray #269
Seconded by: C. D. Jenkins

BE IT RESOLVED that the Town Status Committee be dissolved and that the Committee of a whole constitute the Town Status Committee.

RECORDED VOTE ON #269

Those in favour of the motion	Those opposed
Deputy-Reeve Murray	Reeve Speck
Councillor Jenkins	Councillor Vignale
	" Harrison
	" McMillan
	" McKechnie
	" Pickell
	" Searle

MOTION LOST - 7-2

OTHER BUSINESS

RE: UNEMPLOYMENT INSURANCE EXEMPTION for employees who have been on the Township staff two years or more. Councillor Jenkins requested that in the future on such resolutions the department in which these people are employed should be given.

RE: CHANGES IN TIME OF MEETINGS - Councillor Jenkins asked that in future when the time of any meeting is changed, that a postcard be sent to Councillors advising them of such change.

RE: EMERGENCY MEASURES ORGANIZATION - Councillor McMillan requested that the Township obtain details of E.M.O. procedures to be followed in the matter of ice jams, Credit River flooding, etc. Mr. McMillan received two such calls over the Christmas weekend and failing to contact any officials of E.M.O. he called on Mr. Holmes of the Clerk's Department who devoted considerable time to this matter during the holidays.

RE: 1964 FINANCIAL REPORT - Mr. Henderson advised Councillor McMillan that this report will be ready before February 15th.

FORTHCOMING MEETINGS

January 4 - 9:30 a.m. - General Committee. This meeting is being called a half hour earlier than scheduled so that a visit may be made to view the Lornewood Drainage area.

January 11- 1:30 p.m. - Council meeting.

The meeting adjourned at 4:55 p.m.

Reeve

Clerk

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Searle and McMillan.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 43

ITEMS CONSIDERED:

871. **FILE 123-64 - PETITIONS GENERAL (PETITION FOR SANITARY SEWERS ON STILLMEADOW ROAD, WHALEY DRIVE, ARGYLE ROAD, RUGBY ROAD AND DUNBAR ROAD)**

The Committee was advised that petitions for sanitary sewers on the above streets were presented to Council at its meeting on December 14, 1964, when it was decided to refer them to General Committee for further consideration. These petitions have been checked and the results are as follows:

Stillmeadow Road	Owners 72%	Land 85%
Whaley Drive	Owners 80%	Land 80%
Argyle Road	Owners 76%	Land 64%
Rugby Road	Owners 93%	Land 94%
Dunbar Road	Owners 85%	Land 93%

RECOMMENDATION: That the first named person on each of the above petitions be notified that the outlet required for the above sanitary sewers will not be provided until sometime in 1965; and further, that a recommendation will be forwarded to the 1966 Council that arrangements be made in the Capital Budget for the provision of sanitary sewers on Stillmeadow Road, Whaley Drive, Argyle Road, Rugby Road and Dunbar Road.

872. FILE 11-64 - PARKS GENERAL (PARKS PURCHASE COMMITTEE) (#473) - The Committee was advised that the Parks Purchase Committee should meet to consider the acquisition of land for park purposes. One report in particular that requires this committee's attention, is regarding the Orenda lands in Malton.

RECOMMENDATION: That the Parks Purchase Committee be requested to meet to consider the acquisition of land for park purposes and in particular, the report regarding the Orenda lands in Malton. C

873. FILE 17-60 - ERINDALE SANITARY LANDFILL PROJECT (#543) - At the General Committee's meeting on July 29, 1964, a recommendation was made and adopted by Council on August 10, 1964, regarding sanitary landfill facilities in the Township. The Township's Chief Administrative Officer, with the assistance of the Township Engineer, was authorized to consider new sites that can be used for sanitary landfill and report back to the General Committee. On August 12, 1964, Mr. Wilkinson advised Mr. Anderson of certain areas that might be used for this purpose. Of the areas suggested by Mr. Wilkinson, the Township Engineer chose three sites which are, in his opinion, more suitable than the others. The three sites are as follows:

1. The gravel pit on the west side of Robin Drive, between Blythe Road and the Q.E.W.
2. The gravel pit on the east side of Robin Drive, between Blythe Road and the Q.E.W.
3. The Tremwith Gravel Pit in Clarkson.

At a recent General Committee meeting, Councillor McKechnie suggested that a sanitary landfill project be located in the north end of the

Township. Because of this, the Township Engineer was asked if he had any further comment to make from his memo of September 21, 1964. His reply states that he has considered the suggestions with reference to the location of the sanitary landfill project in the Malton Area and at this time, he does not believe that the operation of two landfill sites is warranted and he is of the opinion that the establishment of a landfill site in the Malton vicinity would not be as economical to operate as in the other sites referred to.

RECOMMENDATION: That further consideration of this item be deferred until the Gravel Pit Committee has had an opportunity to meet with the Township Engineer and submit a recommendation to the General Committee.

874. FILE 235-60 - METROPOLITAN TORONTO PROPOSED OFFICIAL PLAN (#426) - The Committee was advised that a further submission regarding the Metropolitan Toronto Proposed Official Plan has been sent to the Township. The Planning Board staff is at the present time considering the submission and will submit its comments to the Planning Board which, in turn, will forward a report to the General Committee. At that time, it will be necessary to go into greater detail on this item.

RECOMMENDATION: That the action as outlined above be concurred with and that further consideration of the item be deferred until the report from the Planning Board is received.

875. FILE REGISTERED PLAN 669 - KEARNEY INDUSTRIAL SUBDIVISION - In the subdivision agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, Dundix deeded to the Township that land shown coloured green on a sketch contained in the above file, subject to a 33' right-of-way, and further agreed to deed to the Corporation that land shown coloured in brown on the sketch referred to, subject to a 33' right-of-way. There is a one foot reserve located at the south-westerly end of Mattawa Avenue and is shown coloured in red on the sketch. In a memo dated December 8, 1964, the Township Surveyor pointed out that the private lane located on the lands referred to as being coloured in brown, are maintained by Leo Risch. The factories located on Mattawa Avenue have been using this private lane, even though the Township has constructed a barrier at the end of Mattawa Avenue on the Township-owned one foot reserve. The Committee was advised that it is considered desirable to have an alternate access to Mattawa Avenue. This alternate access could be located on the lands to be deeded to the Township by Dundix, until a permanent road system is designed. Because of this, the following recommendation was submitted to the General Committee for its consideration:

1. That the deed referred to in Clause 6 (c) of the agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, be accepted.

2. That the Township Property Agent negotiate releases of all right-of-ways over the lands shown coloured in brown on the aforementioned sketch and that portion of the lands shown coloured in green to the south limit of Mattawa Avenue.

3. That the Township dedicate and maintain a 64' road over the lands referred to in part 2, leaving the one foot reserve on each side, subject to the approval of the Ontario Municipal Board and the Department of Highways.

4. That the Township maintain the existing road with an oiled surface.

5. That the one foot reserve located at the south-westerly end of Mattawa Avenue be lifted to provide access from Mattawa Avenue to the proposed new road.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting at which time the Township Engineer, the Planning Director and the Chief of Police can be prepared and available for comment.

876. FILE O-13-58 - C. & K. ZAMARIA
FILE BY-LAW 4876 ($350) - The Committee was advised that By-law 4876 was circulated and two objections were received. One from the Department of Highways; the other from a neighbour to the north, Mr. Carl Horowitz. The Department of Highways complained about the entrance to the proposed Zamaria development and Mr. Horowitz complained about the possibility of a drug store being established immediately adjacent to his property, because he intends to improve his drug store facilities on his property. The Planning staff negotiated these complaints with the applicant and the persons who submitted the complaints. The Committee was advised that it has been agreed that a new by-law should be passed for the purpose of amending the site plan which provides for the entrance in accordance with the Department of Highways' requirements and to delete the drug store as one of the permitted uses on the property. It was suggested to the Committee that a by-law be passed to repeal by-law 4876

and that a further by-law be passed to amend Zoning By-law 2313 to permit the development of the Zamaria property in the same manner as it was previously proposed except for the relocation of the entrance and the deletion of a drug store as one of the uses. It was also suggested to the Committee that since the use proposed is the same as it was previously, that notification to the surrounding property owners be dispensed with prior to the passing of the by-law.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting at which time the applicant's solicitor and the Director of Planning can be present for the discussion.

877. FILE 109-63 - MEADOWVALE PARK LANDS (EMERSON PROPERTY) (#819) -

At the Committee's meeting on November 25, 1964, and Council's meeting on December 14, 1964, the following recommendation was adopted:

"1. That negotiations between the Credit Valley Conservation Authority and the Township of Toronto be commenced immediately to lease all of the Meadowvale Conservation land (Emmerson Property) to the Township at the end of 1967, less the house and a parcel of land around the house having an area of approximately 2 acres.

2. That the Conservation Authority be requested to pass a resolution for the purpose of notifying the Township of Toronto that when the house and 2 acres of land are no longer required as the Administration Headquarters, the Authority will arrange to have the house and 2 acres included in the lease between the Authority and the Township so that the terms of the lease will apply to all of the Meadowvale Conservation lands (Emmerson Property)."

A copy of a letter dated December 18, 1964, from the Secretary-Treasurer of the Credit Valley Conservation Authority, was before the Committee for its consideration. The Authority suggested that because the lands will be used by people other than residents of Port Credit and Toronto Township, that it might be more properly financed by the Authority as a

whole rather than at the expense of the municipalities of Port Credit and Toronto Township alone. A lengthy discussion took place regarding the pros and cons of whether or not the Conservation Authority's proposal as outlined in its letter dated December 18, 1964, should be concurred with by the Township of Toronto.

RECOMMENDATION: That the Council for the Township of Toronto request an appointment to appear before the Credit Valley Conservation Authority at its meeting on January 21, 1965, to discuss this matter. C

878. FILE AMENDMENT NO. 175 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA +

The Committee was advised that if this Amendment is approved by the Department of Municipal Affairs, it will alter the location of a symbolic high school designation on the Official Plan in the West Erindale Community. The Amendment was signed by the Chairman and Secretary of the Planning Board as a result of the Board's meeting on December 15, 1964.

RECOMMENDATION: That a by-law be passed to adopt Amendment No. 175 at Council's meeting on December 29, 1964. C

879. FILE PROJECT 27-64 - LIQUID CARGO LINE SANITARY SEWER, LAKESHORE ROAD TO SOUTHDOWN ROAD

A memo from the Township Engineer was attached to the agenda in which he pointed out that he has encountered some difficulty with the Department of Highways regarding the location for the above proposed sanitary sewer. He recommended that the contract awarded to Craftwood Construction on December 14, 1964, be revoked and that tenders be recalled at such time as a new location has been determined.

RECOMMENDATION: That the contract awarded to Craftwood Construction on December 14, 1964, for the above project, be revoked and that tenders be recalled at such time as a new location has been determined.

880. FILE T-9646 - RANGO CONSTRUCTION (#350) - The Committee was advised that this plan of subdivision is part of the Lornewood Drainage Scheme and that during the processing of the plans in the area of the Lornewood Drainage Scheme, it was decided that an acreage levy would be paid on all of the plans to defray the cost of the drainage improvement. The amount applicable to this subdivision, according to the Township Engineer's calculation, is $400.00 per acre. Inadvertently, the report from the General Committee's meeting which established the acreage levies for this improvement, did not refer specifically to this plan even though it was the intention that the plan be included. A second point that the Committee was advised of is that the 5% cash dedication on the plan has been calculated and approved by Council and application has been made to the Department of Municipal Affairs. When the appraisal was made, it was not realized that one of the lots on the plan did not meet by-law specifications with regard to the 105' set back from the centre line of Indian Road. When this problem arose, it was discussed with the developer who decided that he wished the plan to proceed knowing that the lot has this problem and that he will take his chances before the Committee of Adjustment. Because of the layout of the lots, this is, in the opinion of the Planning staff, the logical procedure to follow. Therefore, it was suggested to Council that no further action be taken with regard to the 5% dedication and that the plan proceed on the following basis with

regard to these two problems:

1. That the subdivider pay to the Township $400.00 per gross acre for the improvement of the Lornewood Drainage Scheme.

2. That the plan be permitted to proceed to registration provided the subdivider supplies the Municipality with a letter to the effect that he is aware of the problem with regard to lot 1 and that he realizes that the Committee of Adjustment is not bound to approve his application for a minor variance because the Municipality has approved the plan of subdivision.

The meeting adjourned at 12:45 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

REPORT TO COUNCIL
OF THE TOWN STATUS COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS
DECEMBER 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan and Searle.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEM CONSIDERED:

FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP - The Town Status Committee considered a letter dated December 23, 1964, from Mr. Parkinson of Parkinson, Gardiner and Roberts, regarding the Township of Toronto's application to the Ontario Municipal Board for incorporation as a town. The Committee was advised that the affidavits referred to in the letter will be at Council's meeting on the same afternoon at which time the Clerk's affidavit will be taken so that he, in turn, can take all of the affidavits from the members of Council who received signatures for the application. Mr. Parkinson outlined in his letter that when the application is being refiled, the Ontario Municipal Board required three points of information as follows:

(a) as to the date when the incorporation will take effect;

(b) the name of the new town;

(c) the reason for incorporation.

The Committee considered each of three points on which information is required separately and decided to forward the following recommendations to Council:

871. FI 123-64 - Petitions General (Petition for Sanitary Sewers on Stillmeadow Road, Whaley Drive, Argyle Road, Rugby Road and Dunbar Road)

872. FI 11-64 - Parks General (Parks Purchase Committee)

873. FI 17-60 - Erindale Sanitary Landfill Project

874. FI 235-60 - Metropolitan Toronto Proposed Official Plan

875. FI REGISTERED PLAN 669 - Thanigan Industrial Subdivision

876. FI 0-13-58 - C. & K. Zamaria
FI BY-LAW 4876

877. FI 109-63 - Meadowvale Park Lands (Emmerson Property)

878. FI AMENDMENT NO. 175 to the Official Plan of the Township of Toronto Planning Area

879. FI PROJECT 27-64 - Liquid Cargo Line Sanitary Sewer, Lakeshore Road to Southdown Road

880. FI T-9646 - Rango Construction

1. That the date when the incorporation will take effect be January 1, 1966, to co-incide with the Township of Toronto's election year. C

2. That a letter be sent to everyone shown on the last revised assessment roll outlining the purpose of the Municipality's application for incorporation as a town and inviting the submission of a name or names in order of preferance for the new town; and further, that the draft of the letter be submitted to the Town Status Committee for approval before it is sent out. C

3. That the Township's Chief Administrative Officer and Mr. Parkinson draft a letter setting out the reasons for incorporation and submit it for approval to the Town Status Committee before it is sent with the application to the Ontario Municipal Board. C

Norman Speed Bickell

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Searle and McMillan.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 43

ITEMS CONSIDERED:

8 I. **FILE 123-64 - PETITIONS GENERAL (PETITION FOR SANITARY SEWERS ON STILLMEADOW ROAD, WHALEY DRIVE, ARGYLE ROAD, RUGBY ROAD AND DUNBAR ROAD)**

The Committee was advised that petitions for sanitary sewers on the above streets were presented to Council at its meeting on December 14, 1964, when it was decided to refer them to General Committee for further consideration. These petitions have been checked and the results are as follows:

Stillmeadow Road	Owners 72%	Land 85%
Whaley Drive	Owners 80%	Land 80%
Argyle Road	Owners 76%	Land 64%
Rugby Road	Owners 93%	Land 94%
Dunbar Road	Owners 85%	Land 93%

RECOMMENDATION: That the first named person on each of the above petitions be notified that the outlet required for the above sanitary sewers will not be provided until sometime in 1965; and further, that a recommendation will be forwarded to the 1966 Council that arrangements be made in the Capital Budget for the provision of sanitary sewers on Stillmeadow Road, Whaley Drive, Argyle Road, Rugby Road and Dunbar Road.

872. FILE 11-64 - PARKS GENERAL (PARKS PURCHASE COMMITTEE) (#475) - The Committee was advised that the Parks Purchase Committee should meet to consider the acquisition of land for park purposes. One report in particular that requires this committee's attention, is regarding the Orenda lands in Malton.

RECOMMENDATION: That the Parks Purchase Committee be requested to meet to consider the acquisition of land for park purposes and in particular, the report regarding the Orenda lands in Malton.

873. FILE 17-60 - ERINDALE SANITARY LANDFILL PROJECT (#543) - At the General Committee's meeting on July 29, 1964, a recommendation was made and adopted by Council on August 10, 1964, regarding sanitary landfill facilities in the Township. The Township's Chief Administrative Officer, with the assistance of the Township Engineer, was authorized to consider new sites that can be used for sanitary landfill and report back to the General Committee. On August 12, 1964, Mr. Wilkinson advised Mr. Anderson of certain areas that might be used for this purpose. Of the areas suggested by Mr. Wilkinson, the Township Engineer chose three sites which are, in his opinion, more suitable than the others. The three sites are as follows:

1. The gravel pit on the west side of Robin Drive, between Blythe Road and the Q.E.W.
2. The gravel pit on the east side of Robin Drive, between Blythe Road and the Q.E.W.
3. The Tremwith Gravel Pit in Clarkson.

At a recent General Committee meeting, Councillor McKechnie suggested that a sanitary landfill project be located in the north end of the

Township. Because of this, the Township Engineer was asked if he had any further comment to make from his memo of September 21, 1964. His reply states that he has considered the suggestions with reference to the location of the sanitary landfill project in the Malton Area and at this time, he does not believe that the operation of two landfill sites is warranted and he is of the opinion that the establishment of a landfill site in the Malton vicinity would not be as economical to operate as in the other sites referred to.

RECOMMENDATION: That further consideration of this item be deferred until the Gravel Pit Committee has had an opportunity to meet with the Township Engineer and submit a recommendation to the General Committee.

874. FILE 235-60 - METROPOLITAN TORONTO PROPOSED OFFICIAL PLAN (#426) -

The Committee was advised that a further submission regarding the Metropolitan Toronto Proposed Official Plan has been sent to the Township. The Planning Board staff is at the present time considering the submission and will submit its comments to the Planning Board which, in turn, will forward a report to the General Committee. At that time, it will be necessary to go into greater detail on this item.

RECOMMENDATION: That the action as outlined above be concurred with and that further consideration of the item be deferred until the report from the Planning Board is received.

875. **FILE REGISTERED PLAN 669 - THANIGAN INDUSTRIAL SUBDIVISION** - In the subdivision agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, Dundix deeded to the Township that land shown coloured green on a sketch contained in the above file, subject to a 33' right-of-way, and further agreed to deed to the Corporation that land shown coloured in brown on the sketch referred to, subject to a 33' right-of-way. There is a one foot reserve located at the south-westerly end of Mattawa Avenue and is shown coloured in red on the sketch. In a memo dated December 8, 1964, the Township Surveyor pointed out that the private lane located on the lands referred to as being coloured in brown, are maintained by Leo Risch. The factories located on Mattawa Avenue have been using this private lane, even though the Township has constructed a barrier at the end of Mattawa Avenue on the Township-owned one foot reserve. The Committee was advised that it is considered desirable to have an alternate access to Mattawa Avenue. This alternate access could be located on the lands to be deeded to the Township by Dundix, until a permanent road system is designed. Because of this, the following recommendation was submitted to the General Committee for its consideration:

1. That the deed referred to in Clause 6 (c) of the agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, be accepted.

2. That the Township Property Agent negotiate releases of all right-of-ways over the lands shown coloured in brown on the aforementioned sketch and that portion of the lands shown coloured in green to the south limit of Mattawa Avenue.

3. That the Township dedicate and maintain a 64' road over the lands referred to in part 2, leaving the one foot reserve on each side, subject to the approval of the Ontario Municipal Board and the Department of Highways.

4. That the Township maintain the existing road with an oiled surface.

5. That the one foot reserve located at the south-westerly end of Mattawa Avenue be lifted to provide access from Mattawa Avenue to the proposed new road.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting at which time the Township Engineer, the Planning Director and the Chief of Police can be prepared and available for comment.

876. FILE O-13-58 - C. & K. ZAMARIA
FILE BY-LAW 4876 (#550) - The Committee was advised that By-law 4876 was circulated and two objections were received. One from the Department of Highways; the other from a neighbour to the north, Mr. Carl Horowitz. The Department of Highways complained about the entrance to the proposed Zamaria development and Mr. Horowitz complained about the possibility of a drug store being established immediately adjacent to his property, because he intends to improve his drug store facilities on his property. The Planning staff negotiated these complaints with the applicant and the persons who submitted the complaints. The Committee was advised that it has been agreed that a new by-law should be passed for the purpose of amending the site plan which provides for the entrance in accordance with the Department of Highways' requirements and to delete the drug store as one of the permitted uses on the property. It was suggested to the Committee that a by-law be passed to repeal by-law 4876

and that a further by-law be passed to amend Zoning By-law 2813 to permit the development of the Zamaria property in the same manner as it was previously proposed except for the relocation of the entrance and the deletion of a drug store as one of the uses. It was also suggested to the Committee that since the use proposed is the same as it was previously, that notification to the surrounding property owners be dispensed with prior to the passing of the by-law.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting at which time the applicant's solicitor and the Director of Planning can be present for the discussion.

877. FILE 109-63 - MEADOWVALE PARK LANDS (EMMERSON PROPERTY) (#819) -

At the Committee's meeting on November 25, 1964, and Council's meeting on December 14, 1964, the following recommendation was adopted:

"1. That negotiations between the Credit Valley Conservation Authority and the Township of Toronto be commenced immediately to lease all of the Meadowvale Conservation land (Emmerson Property) to the Township at the end of 1967, less the house and a parcel of land around the house having an area of approximately 2 acres.

2. That the Conservation Authority be requested to pass a resolution for the purpose of notifying the Township of Toronto that when the house and 2 acres of land are no longer required as the Administration Headquarters, the Authority will arrange to have the house and 2 acres included in the lease between the Authority and the Township so that the terms of the lease will apply to all of the Meadowvale Conservation lands (Emmerson Property)."

A copy of a letter dated December 18, 1964, from the Secretary-Treasurer of the Credit Valley Conservation Authority, was before the Committee for its consideration. The Authority suggested that because the lands will be used by people other than residents of Port Credit and Toronto Township, that it might be more properly financed by the Authority as a

whole rather than at the expense of the municipalities of Port Credit and Toronto Township alone. A lengthy discussion took place regarding the pros and cons of whether or not the Conservation Authority's proposal as outlined in its letter dated December 18, 1964, should be concurred with by the Township of Toronto.

RECOMMENDATION: That the Council for the Township of Toronto request an appointment to appear before the Credit Valley Conservation Authority at its meeting on January 21, 1965, to discuss this matter.

878. FILE AMENDMENT NO. 175 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

The Committee was advised that if this Amendment is approved by the Department of Municipal Affairs, it will alter the location of a symbolic high school designation on the Official Plan in the West Erindale Community. The Amendment was signed by the Chairman and Secretary of the Planning Board as a result of the Board's meeting on December 15, 1964.

RECOMMENDATION: That a by-law be passed to adopt Amendment No. 175 at Council's meeting on December 29, 1964.

879. FILE PROJECT 27-64 - LIQUID CARGO LINE SANITARY SEWER, LAKESHORE ROAD TO SOUTHDOWN ROAD

A memo from the Township Engineer was attached to the agenda in which he pointed out that he has encountered some difficulty with the Department of Highways regarding the location for the above proposed sanitary sewer. He recommended that the contract awarded to Craftwood Construction on December 14, 1964, be revoked and that tenders be recalled at such time as a new location has been determined.

RECOMMENDATION: That the contract awarded to Craftwood Construction on December 14, 1964, for the above project, be revoked and that tenders be recalled at such time as a new location has been determined.

880. FILE T-9646 - RANGO CONSTRUCTION (#850) - The Committee was advised that this plan of subdivision is part of the Lornewood Drainage Scheme and that during the processing of the plans in the area of the Lornewood Drainage Scheme, it was decided that an acreage levy would be paid on all of the plans to defray the cost of the drainage improvement. The amount applicable to this subdivision, according to the Township Engineer's calculation, is $400.00 per acre. Inadvertently, the report from the General Committee's meeting which established the acreage levies for this improvement, did not refer specifically to this plan even though it was the intention that the plan be included. A second point that the Committee was advised of is that the 5% cash dedication on the plan has been calculated and approved by Council and application has been made to the Department of Municipal Affairs. When the appraisal was made, it was not realized that one of the lots on the plan did not meet by-law specifications with regard to the 105' set back from the centre line of Indian Road. When this problem arose, it was discussed with the developer who decided that he wished the plan to proceed knowing that the lot has this problem and that he will take his chances before the Committee of Adjustment. Because of the layout of the lots, this is, in the opinion of the Planning staff, the logical procedure to follow. Therefore, it was suggested to Council that no further action be taken with regard to the 5% dedication and that the plan proceed on the following basis with

regard to these two problems:

1. That the subdivider pay to the Township $400.00 per gross acre for the improvement of the Lornewood Drainage Scheme.

2. That the plan be permitted to proceed to registration provided the subdivider supplies the Municipality with a letter to the effect that he is aware of the problem with regard to lot 1 and that he realizes that the Committee of Adjustment is not bound to approve his application for a minor variance because the Municipality has approved the plan of subdivision.

The meeting adjourned at 12:45 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

REPORT TO COUNCIL
OF THE TOWN STATUS COMMITTEE MEETING
HELD IN THE COUNCIL CHAMBERS
DECEMBER 29, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan and Searle.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEM CONSIDERED:

FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP - The Town Status Committee considered a letter dated December 23, 1964, from Mr. Parkinson of Parkinson, Gardiner and Roberts, regarding the Township of Toronto's application to the Ontario Municipal Board for incorporation as a town. The Committee was advised that the affidavits referred to in the letter will be at Council's meeting on the same afternoon at which time the Clerk's affidavit will be taken so that he, in turn, can take all of the affidavits from the members of Council who received signatures for the application. Mr. Parkinson outlined in his letter that when the application is being refiled, the Ontario Municipal Board required three points of information as follows:

(a) as to the date when the incorporation will take effect;

(b) the name of the new town;

(c) the reason for incorporation.

The Committee considered each of three points on which information is required separately and decided to forward the following recommendations to Council:

871 FI 123-64 - Petitions General (Petition for Sanitary Sewers on Stillmeadow Road, Whaley Drive, Argyle Road, Rugby Road and Dunbar Road)

872 FI 11-64 - Parks General (Parks Purchase Committee)

873 FI 17-60 - Erindale Sanitary Landfill Project

874 FI 235-60 - Metropolitan Toronto Proposed Official Plan

875 FI REGISTERED PLAN 669 - Thanigan Industrial Subdivision

876 FI 0-13-58 - C. & K. Zamaria
FI BY-LAW 4876

877 FI 109-63 - Meadowvale Park Lands (Emmerson Property)

878 FI AMENDMENT NO. 175 to the Official Plan of the Township of Toronto Planning Area

879 FI PROJECT 27-64 - Liquid Cargo Line Sanitary Sewer, Lakeshore Road to Southdown Road

880 FI T-9046 - Rango Construction

1. That the date when the incorporation will take effect be January 1, 1966, to co-incide with the Township of Toronto's election year.

2. That a letter be sent to everyone shown on the last revised assessment roll outlining the purpose of the Municipality's application for incorporation as a town and inviting the submission of a name or names in order of preference for the new town; and further, that the draft of the letter be submitted to the Town Status Committee for approval before it is sent out.

3. That the Township's Chief Administrative Officer and Mr. Parkinson draft a letter setting out the reasons for incorporation and submit it for approval to the Town Status Committee before it is sent with the application to the Ontario Municipal Board.

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 21, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, Vignale, McMillan, McKechnie, Searle and Harrison.

STAFF PRESENT: M. D. Henderson, H. Stewart, G. McGill, K. MacDiarmid and T. Harrison.

REPORT NUMBER 42

ITEMS CONSIDERED:

870. **FILE 10-64 - LICENSING GENERAL (BY-LAW)(#863)** - At the Committee's meeting on December 16, 1964, a recommendation was passed to the effect that the consideration of the new licensing by-law, would be the only item for consideration on the agenda. Other items were placed on the agenda, with the understanding that if sufficient time was available after consideration of the licensing by-law, these other items would be dealt with. However, due to the lack of time, only the licensing by-law was considered.

The following is a record of the suggested changes and action recommended by the General Committee for the draft licensing by-law, a copy of which is contained in the above file:

C

SCHEDULE 1

That subsection (a) of Clause 12 be stricken from Schedule 1.

SCHEDULE 3

That Schedule 3 be adopted. McKECHNIE OBJECTS.

SCHEDULE 4

That Schedule 4 be adopted. "

SCHEDULE 5

That Clauses 5, 6, 7, 7(a), 7(b), 7(c), 7(d) and 7(e) be stricken from Schedule 5.

SCHEDULE 6 CARRIED.

1. That Clause 5 be amended by deleting the reference to the hours of operation for dancing pavillions, with the exception of the hours from 12:00 p.m. Saturday night until 6:00 a.m. on Monday of each and every week.
2. That Clause 8 of Schedule 6 be amended by placing a period after the words "private dances" and removing the rest of the Clause.
3. That Schedule 6 be adopted as amended in accordance with recommendations Nos. 1 and 2.

SCHEDULE 7

That Schedule 7 be adopted.

SCHEDULE 8

That Schedule 8 be adopted.

SCHEDULE 9

That Clause 13 be deleted.

That Clause 14 be deleted.

3. That Clause 29 be deleted.

4. That Clauses 37 (1) (2) and (3) be deleted.

5. That the reference in Clause 34 to "every female driver" and "special circumstances" be removed.

6. That Clause 47 be amended to require a minimum of $200,000.00 inclusive insurance.

7. That a meeting be held with the Township of Toronto Cab Operators prior to the schedule of fares attached to Schedule 9 being approved.

8. That Schedule 9 be adopted as amended in accordance with recommendations 1 to 6 inclusive above, after the meeting is held as recommended in No. 7 above.

SCHEDULE 10

1. That Clause 2, (g) part, be amended by replacing the word "Council" with "Chief of Police".

2. That Clause 5 be amended to require a minimum of $200,000.00 inclusive insurance.

3. That Schedule 10 as amended by recommendations 1 and 2 above, be adopted.

SCHEDULE 11

1. That Clause 4 be deleted.

2. That Clause 18 be deleted.

3. That Clause 20 be deleted.

4. That Schedule 11 be adopted as amended in accordance with recommendations 1, 2 and 3 above; and further, that the Township Hydro Commission be requested to comment on Clause 19.

SCHEDULE 12

1. That Clause 1, part (b), be amended by replacing the words "Peel County Health Unit" with "Township of Toronto".

2. That Clause 2, part (1), be amended by replacing the words "Peel County Health Unit" with "Township of Toronto".

3. That Schedule 12 be adopted as amended in accordance with recommendations 1 and 2 above.

SCHEDULE 13

That Schedule 13 be adopted.

SCHEDULE 14

That Schedule 14 be adopted.

SCHEDULE 15

That Schedule 15 be adopted.

SCHEDULE 16

That Schedule 16 be adopted.

SCHEDULE 17

That Schedule 17 be adopted.

SCHEDULE 18

That Schedule 18 be adopted.

SCHEDULE 19

That Schedule 19 be adopted.

SCHEDULE 20

That Schedule 20 be adopted.

SCHEDULE 21

That Schedule 21 be deleted. F. MACHINE OBJECTS.

SCHEDULE 22

That Schedule 22 be adopted.

SCHEDULE 23

That Schedule 23 be adopted.

SCHEDULE 24 F. M°KECHNIE OBJECTS

1. That an additional clause be placed in Schedule 24 to provide for the exemption from the terms of this schedule, of materials used in the promotion of a candidate for a political office.
2. That Schedule 24 be adopted as amended in accordance with recommendation 1 above.

SCHEDULE OF FEES

Discussion took place regarding the schedule of fees as suggested by the Township staff and it was suggested that some further investigation should be carried out by the staff to determine whether or not the fee suggested was sufficient or insufficiant to cover the cost of administration.

RECOMMENDATION:

1. That the staff review the schedule of fees attached to the draft licensing by-law and report back to the General Committee.

2. That the staff investigate the possibility of making arrangements whereby reciprocal licensing arrangements would be in effect between the municipality of Metropolitan Toronto and the Township of Toronto.
   i.e. - Construction trucks from Metropolitan Toronto can now enter the Township of Toronto. Can an arrangement be made whereby construction trucks from the Township of Toronto may enter Metropolitan Toronto and vice-versa, if trucks from the Township of Toronto cannot enter Metropolitan Toronto, can steps be taken to stop trucks from Metropolitan Toronto entering the Township of Toronto without first taking out a license.

The meeting adjourned at 5:10 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 21, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Deakins, Vignale, McMillan, McKechnie, Searle and Morrison.

STAFF PRESENT: M. D. Henderson, H. Stewart, G. McGill, K. Hochkirch and T. Harrison.

REPORT NUMBER 42

ITEMS CONSIDERED:

870. **FILE 10-64 - LICENSING GENERAL (BY-LAW)(#863)** - At the Committee's meeting on December 16, 1964, a recommendation was passed to the effect that the consideration of the new licensing by-law, would be the only item for consideration on the agenda. Other items were placed on the agenda, with the understanding that if sufficient time was available after consideration of the licensing by-law, these other items would be dealt with. However, due to the lack of time, only the licensing by-law was considered.

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SCHEDULE 21

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SCHEDULE 22

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SCHEDULE 23

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SCHEDULE 24 F. M'KECHNIE OBJECTS

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SCHEDULE OF FEES

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   i.e. - Construction trucks from Metropolitan Toronto can now enter the Township of Toronto. Can an arrangement be made whereby construction trucks from the Township of Toronto may enter Metropolitan Toronto and vice-versa, if trucks from the Township of Toronto cannot enter Metropolitan Toronto, can steps be taken to stop trucks from Metropolitan Toronto entering the Township of Toronto without first taking out a license.

The meeting adjourned at 5:10 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

December 29 SESSION 1964 No.

MOVED BY R. A. Seale

SECONDED BY

Amendment :- Feb 13-64 - Town Status Committee

Add to item 3

4 - That on the days that the Town Status Committee meets & discuss the present letter, that the Committee be enlarged & include all members of Council.

C. B. Bedell

855. FILE 22-64 - Tenders (Peel Sand and Gravel)

856. FILE REGISTERED PLAN 716 - Applewood Dundas Limited (T.V. Reception)

857. FILE 9-64 - Library Board (Expenditures)

858. FILE 125-63 - Bloor Street Extension (Bloor Street - Etobicoke Creek Bridge)

859. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

860. FILE 113-63 - Hydro Electric Power Commission (Marina)

861. FILE 33-65 - Capital Budget 1965

862. FILE 113-60 - Treasurer's Write Off (1964)

863. FILE 10-64 - Licensing General (By-law)

864. FILE 31-64 - Insurance Claims (1965 Insurance)

865. FILE 12-64 - Peel County Health Unit (Claircrest Avenue, Plan 617)

866. FILE 39-64 - Conventions (Association of Ontario Mayors and Reeves)

867. FILE 8-64 - Complaints
FILE 25-64 - Works General (Water Problem, Mrs. Zatelny's Property, Nocturne Court)

868. FILE 6-64 - General Committee and Council Procedure

869. FILE OZ-22-64 - Applewood Dundas Limited

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 16, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, McMillan, Jenkins, McKechnie, Searle, McMillan & Pickell.

STAFF PRESENT: M. D. Henderson, W. J. Anderson and H. Stewart.

REPORT NUMBER 41

ITEMS CONSIDERED:

855. FILE 22-64 - TENDERS (PEEL SAND AND GRAVEL) - Mr. Risch of Peel Sand and Gravel, attended the Committee's meeting to discuss a problem he has encountered with regard to the supply of sand and gravel for the Township. The Township Engineer attended and gave the following information:

1.	Granular "A"	Called - 65,000 tons	Used - 7,919 tons
2.	Granular "B"	Called - 10,000tons	Used - 2,606 tons
3.	Crushed Stone	Called - 3,500 tons	Used - 5462 TONS

Mr. Risch suggested that the contract for the 1964-65 season be extended into the 1965-66 season because, in his opinion, there is a moral obligation on the part of the Township to help him in this way since he has had the material stockpiled.

RECOMMENDATION: That Council agree to carry over into the 1965-66 season, the contract with Peel Sand and Gravel for Granular "A" and Crushed Stone at the same price, subject to the approval from the Department of Highways.

656. FILE REGISTERED PLAN 716 - APPLEWOOD HILLS LIMITED (T.V. ANTENNA)

Mr. Junkin of Famous Players Canadian Corporation (Metropolitan Cablevision Company) attended the Committee's meeting to discuss the possibility of locating a temporary antenna on lands owned by the Township in the Applewood Hills Subdivision. The Committee was advised that the reason for this request was to provide a central antenna system which will be connected to lines leased from the Bell Telephone Co. in order to supply television reception to the homes in the subdivision. Copies of the following were attached to the agenda for the Committee's information:

1. A letter dated October 13, 1964, and a letter dated October 28, 1964, from Metropolitan Cablevision Company.

2. A memo from the Department of Development on this matter.

The Department of Development's memo raised the question of zoning and pointed out that the "O1" zoning on the park lands does not permit the location of a T.V. antenna. Mr. Junkin advised the Committee that he was anxious to have this matter settled because they have promised to supply this service and some of the home owners are planning on moving in prior to the end of December. Because of the question raised by the Development Department regarding zoning, Mr. Junkin was advised to go to the Development Department to determine whether or not this problem could be overcome. Later in the afternoon, the Committee was advised that Mr. Junkin had visited the Development Department and it was decided to put his application before the Committee of Adjustment.

RECOMMENDATION: That further consideration of the request by Metropolitan Cablevision Company for permission to locate the temporary antenna on Township property be deferred until the Committee's meeting on Monday, December 21, 1964.

857. FILE 3-64 - LIBRARY BOARD (EXPENDITURES) (#525) - Mr. Taylor, Chairman of the Library Board, and Mrs. Konrad, Chief Librarian, attended the Committee's meeting to discuss certain expenditures planned by the Library Board before the end of the year 1964. Mr. Taylor pointed out that it was the hope of the Board to be able to acquire a new truck to haul the bookmobile because the present vehicle is worn out. The new truck will cost $2,254.25 and the estimated surplus for the operation of the Library in 1964 is $5,750.19 which would mean that after the new truck is purchased, there would still be a surplus on the operation of the Library of $3,496.94.

RECOMMENDATION: That Council concur with the Library Board's desire to purchase a new truck, in the amount of $2,254.25.

858. FILE 125-63 - BLOOR STREET EXTENSION (BLOOR STREET - ETOBICOKE CREEK BRIDGE) (#536) -

Mr. Kleinfeldt and Mr. Williams attended the Committee's meeting regarding the construction of the Bloor Street bridge over the Etobicoke Creek. Mr. Kleinfeldt pointed out that because of the influx of population in the area, it was necessary to have this bridge constructed at an earlier date than was previously planned. He was asked if his clients would be interested in assisting the Township with the cost of constructing the bridge because no provision had been made for this in the Capital Budget and, of course, the Current Budget had not yet been considered. Mr. Kleinfeldt advised the Committee that he thought his clients would be interested in assisting with the cost of this bridge but that he was not

in a position, at this time, to say to what extent they would assist.

RECOMMENDATION: That further consideration of this item be deferred until after a proposal has been submitted by Mr. Kleinfeldt setting out the way in which his clients are prepared to participate in the cost of constructing the bridge over the Etobicoke Creek for Bloor Street.

859. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE (#834)

Further consideration was given to the problems that have been encountered in establishing a walkway from Wateska Boulevard to Indian Grove. Mr. Grubmayer and Mr. Bowden attended the Committee's meeting for the discussion on this item. Councillor Jenkins who was acting as Chairman of the meeting, pointed out that some members of the Committee had visited the site on Sunday, December 13, 1964, and as a result of this visit, he suggested the following plan: That the location of the walkway be along the north side of Lot 9, R.P. 714 and along the back of Lot 9 to the north side of Lot 19, Plan B-17 and then along the north side of Lot 19, Plan B-17 to Indian Grove. He further pointed out that to achieve this location, the Municipality should consider purchasing all of Lot 9, Plan 714 with the understanding that the lot, except the portion required for the walkway, would be sold to Mr. Grubmayer, thus overcoming the problem encountered by Mr. Bowden when he lost the sale of Lot 9 because of the proposed walkway and the objection of Mr. Grubmayer when it was first proposed to put the walkway along the south side of Lot 9. Mr. Grubmayer was asked if he would be interested in this proposal and he advised the Committee that the scheme was acceptable to him. Mr. Bowden informed the

Committee that while he was only one of four persons in the subdivision, he felt that the scheme would be satisfactory to his people insofar as Lot 9 is concerned but that it would be necessary to determine whether or not the offer that he has received on Lot 8 will be affected by locating the walkway adjacent to the south limit of Lot 8.

RECOMMENDATION: That the Property Agent be authorized to proceed with his negotiations for the acquisition of the walkway from Wateska Boulevard to Indian Grove on the following basis:

1. Purchase Lot 9, Registered Plan 714.
2. Sell all of that portion of Lot 9, except the land required for the walkway along the north side and along the back to the adjoining land owner, Mr. Grubmayer.
3. Purchase the walkway along the north side of Lot 13, Plan B-17.

860. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA) (H31) -

In August of 1964, the Township Engineer was authorized to undertake a feasibility study for a small boat harbour in the area of the Lakeview Generating Station and Water Purification Plant. He was further authorized to retain assistance from consultants in the field of small boat harbours, if necessary. A copy of his report dated December 9, 1964, was before the Committee for its consideration. Mr. Anderson attended and pointed out that he had contacted both Provincial and Federal Governments without very much success. The Ontario Water Resources Commission had informed him that the Commission was concerned about the establishment of a small boat harbour in the vicinity of the intake for the Water Purification Plant. Because of this, Mr. Anderson asked for further direction from the

Committee before he would engage any small boat harbour consultants for assistance. The Committee considered whether or not the terms of reference had given the Township Engineer some difficulty because, in the opinion of some members of the Committee, it was not the Township's intention to establish a large facility supplying boat storage, permanent docking facilities, etc. but rather to supply ramp facilities where people could put their boats in and out of the Lake, as well as some docking facilities where boats in the area could seek shelter in the event of a storm on the Lake.

RECOMMENDATION: That the Township Engineer be authorized to engage a consultant experienced in the field of small boat harbours to meet with Council and discuss the proposed small boat harbour facilities in the vicinity of the Hydro Generating Station and the Water Purification Plant.

861. FILE 33-65 - CAPITAL BUDGET 1965 (#851) - The Capital Budget Committee met on Monday, December 14, 1964, to consider the Capital Budget for 1965. A copy of the report and recommendation from that meeting was before the General Committee for its consideration. The General Committee went over the complete Capital Budget as recommended by the Budget Committee. Contained in the above file, is a copy of the Budget Committee's recommendation and a copy of the complete Capital Budget for 1965.

RECOMMENDATION: That the report and recommendation from the Capital Budget Committee's meeting held on December 14, 1964, be adopted.

NOTE: In a special meeting of Council held on December 16, 1964, this item was adopted by Resolution #263.

862. FILE 113-60 - TREASURER'S WRITE OFF (1964) - A list of the uncollectible taxes was prepared for the Committee's consideration and a copy is contained in the above file. During the consideration of this item, several questions were asked regarding the possibility of taking further action in order to collect some of the taxes. It was suggested that before final consideration is given to this item, that the Township Solicitor be requested to give his opinion.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's meeting on Monday, December 21, 1964, at which time the Township Solicitor will give his opinion as to whether further action can be taken in an attempt to collect some of the outstanding taxes on the list.

863. FILE 10-64 - LICENSING GENERAL (BY-LAW) (#835) - The proposed licensing by-law was attached to the Committee's agenda on December 7, 1964, when it was decided to defer consideration of it until the members of the Committee had an opportunity to read the by-law. Copies of the by-law were available to the committee members but it was felt in the discussion, that because of the magnitude of this by-law, that further time was needed for discussion.

RECOMMENDATION: That this item be referred to the General Committee's meeting on Monday, December 21, 1964; and further, that it be the first item on the agenda so that the entire meeting can be devoted to this item if necessary.

364. FILE 31-64 - INSURANCE CLAIMS (1965 INSURANCE) - A copy of a letter from Mr. W. J. Coren, President of Frederick Price Insurance Agencies Limited, requesting that his services be considered for the 1965 Township Insurance Services, was before the Committee for its consideration.

RECOMMENDATION: That Mr. W. J. Coren's letter be received and filed.

365. FILE 12-64 - PEEL COUNTY HEALTH UNIT (CLAIRCREST AVENUE, PLAN 617) - At Council's meeting on November 2, 1964, resolution #213 was passed requesting the Peel County Health Unit to investigate certain lots on Registered Plan 617 and more particularly, the lots at 445, and 433 Claircrest Avenue. The Committee was advised that investigations had been carried out and the following items were attached to the agenda for the Committee's consideration:

1. A report from C. G. Clark to Dr. A. H. Duncan, dated December 7, 1964.
2. A letter from Dr. Duncan dated December 9, 1964.

One of the points raised in Mr. Clark's report was that the house at 445 Claircrest Avenue, presently owned by Mr. J. Dolanjski, has a basement apartment which would have a bearing on the amount of water used and in turn could affect the proper functioning of the tile disposal bed. Mr. Clark suggested that a more complete examination could be carried out in the spring in the absence of water conditions.

RECOMMENDATION: That the matter of double occupancy be referred to the Development Department for a report.

866. FILE 39-64 - CONVENTIONS (ASSOCIATION OF ONTARIO MAYORS AND REEVES) (#342)

The Committee considered a letter from the Executive Secretary Treasurer of the Association of Ontario Mayors and Reeves regarding a hearing to be held before the Board of Transport Commissioners on the application by the Bell Telephone Company for an increase in rates. This letter was before Council on December 14, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That the letter dated November 20, 1964, from the Ontario Mayors and Reeves, be received and filed; and further, that the Association of Mayors and Reeves be notified that the Township of Toronto does not endorse the stand taken by the Association with regard to the hearing before the Board of Transport Commissioners to consider and establish the methods of capitalization and financing of the Bell Telephone Company. Councillor McKechnie requested a recorded vote on this recommendation.

Those in favour	Those opposed
Deputy Reeve Murray	Councillor McMillan
Councillor Harrison	" McKechnie
" Searle	" Jenkins
" Pickell	

RECOMMENDATION CARRIED.

867. FILE 8-64 - COMPLAINTS
FILE 25-64 - WORKS GENERAL (WATER PROBLEM, MRS. ZATELNY'S PROPERTY, ROCKDALE COURT) (#218)

At a recent General Committee and Council meeting, consideration was given to the problem that Mrs. Zatelny has encountered because of water flooding

its way into the basement of her home. In a report dated December 14, 1964, the Township Engineer pointed out that the water problem on the Eateluy property is not caused by surface water from the Township road allowances. In a further report dated December 16, 1964, the Township Engineer commented on the results of a meeting between the Manager of the Public Utilities Commission, the Manager of the Hydro Electric Commission and the Engineering Department. The Manager of the Public Utilities Commission commented that his department has undertaken tests for water in the subject area and the evidence indicated by these tests is that the water is not from the Municipal Water Supply System. He further pointed out that if a claim is submitted with respect to the situation, it would be for the investigation and adjustment by the Insurance Company of the Public Utilities Commission. The Manager of the Hydro Electric Commission also stated that if a claim were submitted with respect to this matter, that he would refer such a claim to the Insurance Company of the Hydro Electric Commission for investigation and adjustment and if the Insurance Company recommended that any change be made with respect to the hydro installation, Mr. Fleming would be prepared to recommend to his Commission that such works be undertaken. However, he is not prepared at this time to recommend that the Commission take any further direct action in this matter at this time. The Township Engineer pointed out that his department had further investigated the problem with a view to determining a means of rectifying the problem and, in his opinion, the work that must be done on private property is:

(a) to replace or rejuvinate the weeping tile around the foundation of the dwelling;

(b) to provide adequate drainage from the heating ducts located below the weeping tile elevation;

(c) to provide a means of disposal of this water to a suitable outlet.

Mrs. Zatelny attended and pointed out thatthe suggestions put forward by the Township Engineer had previously been investigated and she was still hopeful that some assistance could be given to her problem.

RECOMMENDATION: That the Hydro Electric Commission for the Township be requested to determine, as soon as possible, and report to the General Committee to what extent their construction has aggravated the problem and that all matters pertaining to the problem be deferred until this report is in.

868. FILE 6-64 - GENERAL COMMITTEE AND COUNCIL PROCEDURE (#756) - It was suggested to the Committee that consideration should be given to its schedule of meetings for the remainder of the month of December, 1964, so that the staff can advise the ratepayers as to whether or not there will be further General Committee and Council meetings and when these meetings will be held.

RECOMMENDATION: That the schedule of General Committee and Council meetings for the remaining part of the month of December, 1964, be as follows:

Monday, December 21 - 10:00 a.m. - General Committee
Tuesday, December 22 - 10:00 a.m. to 12:00 noon - General Committee (Discussion Session)
Tuesday, December 29 - 1:30 p.m. - Council

NOTE: On Tuesday, December 22, at 1:30 p.m. the members of Council are to meet with the Ontario Water Resources Commission at the Commission's office.

NOTE: In a special meeting of Council held on December 16, 1964, this item was adopted by Resolution #263.

C

869. FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED (#310) - The Committee was advised that Mr. Shipp requested permission to attend the Committee's meeting to discuss the servicing of the proposed apartment site on the north side of Dundas Street, between Tomken Road and Constitution Boulevard. The Committee was reminded that this application was considered at Council's meeting on December 14, 1964, at which time two readings were given to the amending zoning by-law. At that time, Mr. Switzer attempted to consider the servicing of this property and it was decided that the matter should be left over until a future meeting. Mr. Switzer and Mr. Eric Hanson attended the Committee's meeting, representing Applewood Dundas. Mr. Switzer presented a letter dated December 16, 1964, outlining the proposal on behalf of his Company for the servicing of the property.

RECOMMENDATION: That negotiations be undertaken in 1965 to establish the sharing of the costs for the servicing required in the area of Dundas and Constitution Boulevard; and further, that it be recommended to the 1965 Council that the Township's share of this cost be included in the 1966 Capital Budget.

C

The following items were not dealt with because of a lack of time and are to be considered at the Committee's meeting on Monday, December 21, 1964, if sufficient time is available after the consideration of the proposed licensing by-law:

FILE REGISTERED PLAN 716 - Applewood Dundas Limited (T.V. Reception)

FILE 123-64 - Petitions General (Petition for Sanitary Sewers on Still-meadow Road, Whaley Drive, Argyle Road and Rugby Road)

FILE 11-64 - Parks General (Parks Purchase Committee)

FILE 17-60 - Erindale Sanitary Landfill Project (Sanitary Landfill Sites)

FILE 235-60 - Metropolitan Toronto Proposed Official Plan

FILE REGISTERED PLAN 669 - Thanigan Industrial Subdivision

FILE O-13-58 - C. & K. ZAMARIA
FILE BY-LAW 4876

The meeting adjourned at 5:00 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

December 29 SESSION 19 64 No.

MOVED BY R.K. McMillan

SECONDED BY

Amendment to Clause 855 of the Dec 16 1964 Committee report be amended as follows That the Council agree to carry over into the 1965 season the Contract with Peel Sand & Gravel for Granular A and crushed stone at the same price and the Contract with Stanley Sand & Gravel for Marsh of the Base Line subject to the approval of the Dept of Highways

C Pickell

2

5

T 143

RESOLUTION

Dec 29 SESSION 1964 No.

MOVED BY Murray

SECONDED BY

Amendment, Clause 859, S/C report of Dec 16/64.

Add the following to Part 2.

"and that the Property Agent report back to the General Committee on the amount of compensation for damages to the owner of Lot 8. R/P 714."

A Bickell

5

T 143

RESOLUTION

Dec 29 SESSION 1964 No.

MOVED BY R A Beale

SECONDED BY

Amendment to Clause 860, General Committee Report December 16, amendment to read:

"That the Township Engineer be authorized to engage a consultant experienced in the field of small boat harbours to meet with Council and discuss the practicability of locating small boat facilities on the Township of Toronto waterfront."

A Bicknell

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R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

DECEMBER 16, 1964.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, McMillan, Jenkins, McKechnie, Searle, McMillan & Pickell.

STAFF PRESENT: M. D. Henderson, W. J. Anderson and H. Stewart.

REPORT NUMBER 41

ITEMS CONSIDERED:

855. **FILE 22-64 - TENDERS (PEEL SAND AND GRAVEL)** - Mr. Risch of Peel Sand and Gravel, attended the Committee's meeting to discuss a problem he has encountered with regard to the supply of sand and gravel for the Township. The Township Engineer attended and gave the following information:

1.	Granular "A"	Called - 65,000 tons	Used - 7,919 tons
2.	Granular "B"	Called - 10,000tons	Used - 2,606 tons
3.	Crushed Stone	Called - 8,500 tons	Used - 5402 TONS

Mr. Risch suggested that the contract for the 1964-65 season be extended into the 1965-66 season because, in his opinion, there is a moral obligation on the part of the Township to help him in this way since he has had the material stockpiled.

RECOMMENDATION: That Council agree to carry over into the 1965-66 season, the contract with Peel Sand and Gravel for Granular "A" and Crushed Stone at the same price, subject to the approval from the Department of Highways.

C

856. FILE REGISTERED PLAN 716 - APPLEWOOD DUNDAS LIMITED (T.V. RECEPTION)-

Mr. Junkin of Famous Players Canadian Corporation (Metropolitan Cablevision Company) attended the Committee's meeting to discuss the possibility of locating a temporary antenna on lands owned by the Township in the Applewood Hills Subdivision. The Committee was advised that the reason for this request was to provide a central antenna system which will be connected to lines leased from the Bell Telephone Co. in order to supply television reception to the homes in the subdivision. Copies of the following were attached to the agenda for the Committee's information:

1. A letter dated October 13, 1964, and a letter dated October 28, 1964, from Metropolitan Cablevision Company.

2. A memo from the Department of Development on this matter.

The Department of Development's memo raised the question of zoning and pointed out that the "01" zoning on the park lands does not permit the location of a T.V. antenna. Mr. Junkin advised the Committee that he was anxious to have this matter settled because they have promised to supply this service and some of the home owners are planning on moving in prior to the end of December. Because of the question raised by the Development Department regarding zoning, Mr. Junkin was advised to go to the Development Department to determine whether or not this problem could be overcome. Later in the afternoon, the Committee was advised that Mr. Junkin had visited the Develpment Department and it was decided to put his application before the Committee of Adjustment.

RECOMMENDATION: That further consideration of the request by Metropolitan Cablevision Company for permission to locate the temporary antenna on Township property be deferred until the Committee's meeting on Monday, December 21, 1964.

857. FILE 9-64 - LIBRARY BOARD (EXPENDITURES) (#325) - Mr. Taylor, Chairman of the Library Board, and Mrs. Konrad, Chief Librarian, attended the Committee's meeting to discuss certain expenditures planned by the Library Board before the end of the year 1964. Mr. Taylor pointed out that it was the hope of the Board to be able to acquire a new truck to haul the bookmobile because the present vehicle is worn out. The new truck will cost $2,254.25 and the estimated surplus for the operation of the Library in 1964 is $5,750.19 which would mean that after the new truck is purchased, there would still be a surplus on the operation of the Library of $3,496.94.

RECOMMENDATION: That Council concur with the Library Board's desire to purchase a new truck, in the amount of $2,254.25.

858. FILE 125-63 - BLOOR STREET EXTENSION (BLOOR STREET - ETOBICOKE CREEK BRIDGE) (#536) -

Mr. Kleinfeldt and Mr. Williams attended the Committee's meeting regarding the construction of the Bloor Street bridge over the Etobicoke Creek. Mr. Kleinfeldt pointed out that because of the influx of population in the area, it was necessary to have this bridge constructed at an earlier date than was previously planned. He was asked if his clients would be interested in assisting the Township with the cost of constructing the bridge because no provision had been made for this in the Capital Budget and, of course, the Current Budget had not yet been considered. Mr. Kleinfeldt advised the Committee that he thought his clients would be interested in assisting with the cost of this bridge but that he was not

in a position, at this time, to say to what extent they would assist.

RECOMMENDATION: That further consideration of this item be deferred until after a proposal has been submitted by Mr. Kleinfeldt setting out the way in which his clients are prepared to participate in the cost of constructing the bridge over the Etobicoke Creek for Bloor Street.

859. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE (#834)

Further consideration was given to the problems that have been encountered in establishing a walkway from Wateska Boulevard to Indian Grove. Mr. Grubmayer and Mr. Bowden attended the Committee's meeting for the discussion on this item. Councillor Jenkins who was acting as Chairman of the meeting, pointed out that some members of the Committee had visited the site on Sunday, December 13, 1964, and as a result of this visit, he suggested the following plan: That the location of the walkway be along the north side of Lot 9, R.P. 714 and along the back of Lot 9 to the north side of Lot 19, Plan B-17 and then along the north side of Lot 19, Plan B-17 to Indian Grove. He further pointed out that to achieve this location, the Municipality should consider purchasing all of Lot 9, Plan 714 with the understanding that the lot, except the portion required for the walkway, would be sold to Mr. Grubmayer, thus overcoming the problem encountered by Mr. Bowden when he lost the sale of Lot 9 because of the proposed walkway and the objection of Mr. Grubmayer when it was first proposed to put the walkway along the south side of Lot 9. Mr. Grubmayer was asked if he would be interested in this proposal and he advised the Committee that the scheme was acceptable to him. Mr. Bowden informed the

Committee that while he was only one of four partners in the subdivision, he felt that the scheme would be satisfactory to his people insofar as Lot 9 is concerned but that it would be necessary to determine whether or not the offer that he has received on Lot 8 will be affected by locating the walkway adjacent to the south limit of Lot 8.

RECOMMENDATION: That the Property Agent be authorized to proceed with his negotiations for the acquisition of the walkway from Wateska Boulevard to Indian Grove on the following basis:

1. Purchase Lot 9, Registered Plan 714.
2. Sell all of that portion of Lot 9, except the land required for the walkway along the north side and along the back to the adjoining land owner, Mr. Grubmayer.
3. Purchase the walkway along the north side of Lot 19, Plan B-17.

860. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA) (#581) - In August of 1964, the Township Engineer was authorized to undertake a feasibility study for a small boat harbour in the area of the Lakeview Generating Station and Water Purification Plant. He was further authorized to retain assistance from consultants in the field of small boat harbours, if necessary. A copy of his report dated December 9, 1964, was before the Committee for its consideration. Mr. Anderson attended and pointed out that he had contacted both Provincial and Federal Governments without very much success. The Ontario Water Resources Commission had informed him that the Commission was concerned about the establishment of a small boat harbour in the vicinity of the intake for the Water Purification Plant. Because of this, Mr. Anderson asked for further direction from the

Committee before he would engage any small boat harbour consultants for assistance. The Committee considered whether or not the terms of reference had given the Township Engineer some difficulty because, in the opinion of some members of the Committee, it was not the Township's intention to establish a large facility supplying boat storage, permanent docking facilities, etc. but rather to supply ramp facilities where people could put their boats in and out of the Lake, as well as some docking facilities where boats in the area could seek shelter in the event of a storm on the Lake.

RECOMMENDATION: That the Township Engineer be authorized to engage a consultant experienced in the field of small boat harbours to meet with Council and discuss the proposed small boat harbour facilities in the vicinity of the Hydro Generating Station and the Water Purification Plant.

861. FILE 33-65 - CAPITAL BUDGET 1965 (#851) - The Capital Budget Committee met on Monday, December 14, 1964, to consider the Capital Budget for 1965. A copy of the report and recommendation from that meeting was before the General Committee for its consideration. The General Committee went over the complete Capital Budget as recommended by the Budget Committee. Contained in the above file, is a copy of the Budget Committee's recommendation and a copy of the complete Capital Budget for 1965.

RECOMMENDATION: That the report and recommendation from the Capital Budget Committee's meeting held on December 14, 1964, be adopted.

NOTE: In a special meeting of Council held on December 16, 1964, this item was adopted by Resolution #263.

862. FILE 113-60 - TREASURER'S WRITE OFF (1964) - A list of the uncollectible taxes was prepared for the Committee's consideration and a copy is contained in the above file. During the consideration of this item, several questions were asked regarding the possibility of taking further action in order to collect some of the taxes. It was suggested that before final consideration is given to this item, that the Township Solicitor be requested to give his opinion.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's meeting on Monday, December 21, 1964, at which time the Township Solicitor will give his opinion as to whether further action can be taken in an attempt to collect some of the outstanding taxes on the list.

863. FILE 10-64 - LICENSING GENERAL (BY-LAW) (#835) - The proposed licensing by-law was attached to the Committee's agenda on December 7, 1964, when it was decided to defer consideration of it until the members of the Committee had an opportunity to read the by-law. Copies of the by-law were available to the committee members but it was felt in the discussion, that because of the magnitude of this by-law, that further time was needed for discussion.

RECOMMENDATION: That this item be referred to the General Committee's meeting on Monday, December 21, 1964; and further, that it be the first item on the agenda so that the entire meeting can be devoted to this item if necessary.

864. FILE 31-64 - INSURANCE CLAIMS (1965 INSURANCE) - A copy of a letter from Mr. W. J. Coren, President of Frederick Price Insurance Agencies Limited, requesting that his services be considered for the 1965 Township Insurance Services, was before the Committee for its consideration.

RECOMMENDATION: That Mr. W. J. Coren's letter be received and filed.

865. FILE 12-64 - PEEL COUNTY HEALTH UNIT (CLAIRCREST AVENUE, PLAN 617) - At Council's meeting on November 2, 1964, resolution #218 was passed requesting the Peel County Health Unit to investigate certain lots on Registered Plan 617 and more particularly, the lots at 445, and 433 Claircrest Avenue. The Committee was advised that investigations had been carried out and the following items were attached to the agenda for the Committee's consideration:

1. A report from C. G. Clark to Dr. A. H. Duncan, dated December 7, 1964.
2. A letter from Dr. Duncan dated December 9, 1964.

One of the points raised in Mr. Clark's report was that the house at 445 Claircrest Avenue, presently owned by Mr. J. Dolanjski, has a basement apartment which would have a bearing on the amount of water used and in turn could affect the proper functioning of the tile disposal bed. Mr. Clark suggested that a more complete examination could be carried out in the spring in the absence of water conditions.

RECOMMENDATION: That the matter of double occupancy be referred to the Development Department for a report.

866. FILE 39-64 - CONVENTIONS (ASSOCIATION OF ONTARIO MAYORS AND REEVES) (#842)

The Committee considered a letter from the Executive Secretary Treasurer of the Association of Ontario Mayors and Reeves regarding a hearing to be held before the Board of Transport Commissioners on the application by the Bell Telephone Company for an increase in rates. This letter was before Council on December 14, 1964, when it was decided to refer it to the General Committee for further consideration.

RECOMMENDATION: That the letter dated November 20, 1964, from the Ontario Mayors and Reeves, be received and filed; and further, that the Association of Mayors and Reeves be notified that the Township of Toronto does not endorse the stand taken by the Association with regard to the hearing before the Board of Transport Commissioners to consider and establish the methods of capitalization and financing of the Bell Telephone Company. Councillor McKechnie requested a recorded vote on this recommendation.

Those in favour	Those opposed
Deputy Reeve Murray	Councillor McMillan
Councillor Harrison	" McKechnie
" Searle	" Jenkins
" Pickell	

RECOMMENDATION CARRIED.

867. FILE 8-64 - COMPLAINTS
FILE 25-64 - WORKS GENERAL (WATER PROBLEM, MRS. ZATELNY'S PROPERTY, NOCTURNE COURT) (#818)

At a recent General Committee and Council meeting, consideration was given to the problem that Mrs. Zatelny has encountered because of water finding

its way into the basement of her home. In a report dated December 14, 1964, the Township Engineer pointed out that the water problem on the Zatelny property is not caused by surface water from the Township road allowances. In a further report dated December 16, 1964, the Township Engineer commented on the results of a meeting between the Manager of the Public Utilities Commission, the Manager of the Hydro Electric Commission and the Engineering Department. The Manager of the Public Utilities Commission commented that his department has undertaken tests for water in the subject area and the evidence indicated by these tests is that the water is not from the Municipal Water Supply System. He further pointed out that if a claim is submitted with respect to the situation, it would be for the investigation and adjustment by the Insurance Company of the Public Utilities Commission. The Manager of the Hydro Electric Commission also stated that if a claim were submitted with respect to this matter, that he would refer such a claim to the Insurance Company of the Hydro Electric Commission for investigation and adjustment and if the Insurance Company recommended that any change be made with respect to the hydro installation, Mr. Fleming would be prepared to recommend to his Commission that such works be undertaken. However, he is not prepared at this time to recommend that the Commission take any further direct action in this matter at this time. The Township Engineer pointed out that his department had further investigated the problem with a view to determining a means of rectifying the problem and, in his opinion, the work that must be done on private property is:

(a) to replace or rejuvinate the weeping tile around the foundation of the dwelling;

(b) to provide adequate drainage from the heating ducts located below the weeping tile elevation;

(c) to provide a means of disposal of this water to a suitable outlet.

Mrs. Zatalny attended and pointed out thatthe suggestions put forward by the Township Engineer had previously been investigated and she was still hopeful that some assistance could be given to her problem.

RECOMMENDATION: That the Hydro Electric Commission for the Township be requested to determine, as soon as possible, and report to the General Committee to what extent their construction has aggravated the problem and that all matters pertaining to the problem be deferred until this report is in.

868. FILE 6-64 - GENERAL COMMITTEE AND COUNCIL PROCEDURE (#756) -

It was suggested to the Committee that consideration should be given to its schedule of meetings for the remainder of the month of December, 1964, so that the staff can advise the ratepayers as to whether or not there will be further General Committee and Council meetings and when these meetings will be held.

RECOMMENDATION: That the schedule of General Committee and Council meetings for the remaining part of the month of December, 1964, be as follows:

Monday, December 21 - 10:00 a.m. - General Committee
Tuesday, December 22 - 10:00 a.m. to 12:00 noon - General Committee (Discussion Session)
Tuesday, December 29 - 1:30 p.m. - Council

NOTE: On Tuesday, December 22, at 1:30 p.m. the members of Council are to meet with the Ontario Water Resources Commission at the Commission's office.

NOTE: In a special meeting of Council held on December 16, 1964, this item was adopted by Resolution #263.

869. FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED (#810) - The Committee was advised that Mr. Shipp requested permission to attend the Committee's meeting to discuss the servicing of the proposed apartment site on the north side of Dundas Street, between Tomken Road and Constitution Boulevard. The Committee was reminded that this application was considered at Council's meeting on December 14, 1964, at which time two readings were given to the amending zoning by-law. At that time, Mr. Switzer attempted to consider the servicing of this property and it was decided that the matter should be left over until a future meeting. Mr. Switzer and Mr. Eric Hanson attended the Committee's meeting, representing Applewood Dundas. Mr. Switzer presented a letter dated December 16, 1964, outlining the proposal on behalf of his Company for the servicing of the property.

RECOMMENDATION: That negotiations be undertaken in 1965 to establish the sharing of the costs for the servicing required in the area of Dundas and Constitution Boulevard; and further, that it be recommended to the 1965 Council that the Township's share of this cost be included in the 1966 Capital Budget.

The following items were not dealt with because of a lack of time and are to be considered at the Committee's meeting on Monday, December 21, 1964, if sufficient time is available after the consideration of the proposed licensing by-law:

FILE REGISTERED PLAN 716 - Applewood Dundas Limited (T.V. Reception)

FILE 123-64 - Petitions General (Petition for Sanitary Sewers on Stillmeadow Road, Whaley Drive, Argyle Road and Rugby Road)

FILE 11-64 - Parks General (Parks Purchase Committee)

FILE 17-60 - Erindale Sanitary Landfill Project (Sanitary Landfill Sites)

FILE 235-60 - Metropolitan Toronto Proposed Official Plan

FILE REGISTERED PLAN 669 - Thanigan Industrial Subdivision

FILE O-13-58 - C. & K. ZAMARIA
FILE BY-LAW 4876

The meeting adjourned at 5:00 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

VOLUME 19

Cooksville, Ontario,
December 29, 1964.

Minutes of a meeting of The Township of Toronto Industrial Committee. This meeting was held in the Office of the Chief Administrative Officer and commenced at 5:05 p.m.

THOSE PRESENT: C. D. Jenkins, Chairman; R. K. Harrison, C. M. Murray, R.W. Speck, members.

DEPUTATIONS: Messrs. Fidani, Heinrichs and Eckersley, proposed developers of industrial lands in the Malton Area.

The spokesman for the group, Mr. Fidani, indicated that the subject lands are located north of the P.U.C. reservoir on the east side of Airport Road. He has undertaken negotiations regarding the development with Township staff; namely, Messrs. Henderson and Anderson, and indicated that 400 acres is under his control to be developed in three phases. The cost of servicing is considered to be prohibitive in the amount of $5,500. per acre. The first phase would consist of approximately 72 acres, consisting of eighteen four-acre sites. After discussing this proposed development thoroughly, it was agreed that the Township Engineer and the Engineer for the developer, Gurr & Setchell Ltd., would make the following calculations;

1. (a) annual local improvement payments for a normal four-acre site.

2. (a) Price for a four-acre site including outside charges, including $1,000. per acre charges.
   (b) Outside costs (sanitary sewers, watermains, etc.) but not including storm sewer outlets where paid by Township.
   (c) If the inside oversize cost of sanitary sewers and watermains were paid by the Corporation.

A further meeting is to take place with these developers on January 11th at 9:30 a.m. at the Municipal Offices.

Mr. W. J. Mackenzie, Director & General Manager, Slough Estates (Canada) Limited, Industrial Developers; Mr. A. Trembling, General Manager of Slough Construction Company, and Mr. G. Robinson, Consulting Engineer

This firm developed an industrial estate in Ajax, east of Toronto, and propose to undertake a similar type of development on a rental basis here in Toronto Township on 100 acres located on the west side of Sixth Line north of Malton Police Village (former Amcan lands). It was indicated that they have not as yet undertaken an Engineering Study and were advised to contact Mr. John Montague, Deputy-Planner, in order to get the processing of their development under way.

The meeting adjourned at 6:30 p.m.

G. Lumsiss,
Clerk

GENERAL COMMITTEE MEETING JANUARY 4, 1965

1. FILE BY-law 4876 - C. & K. Zamaria

2. FILE 38-64 - Street Names Committee (Report December 10, 1964)

3. FILE 137-64 - Credit River Bridge, Mineola Road West to Indian Road

4. FILE 59-64 - Credit Valley Conservation Authority

5. File 161-61 - Application to Incorporate, Police Village of Malton

6. FILE REGISTERED PLAN 632 - Sherwood Forest

7. FILE REGISTERED PLAN 631 - Peelport, Phase I

8. FILE 27-61 - Township of Toronto Hydro (Underground Wirings, Ontario H.E.P.C.)

9. FILE 47-64C - Traffic Safety Council Sidewalks (Airport Road)

10. FILE 8-65 - Complaints (Skunks - Harborn Road, Gordon Drive Area)

11. FILE 73-64 - Future Status of the Township

12. FILE 2-65 - Appointments 1965

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COMMITTEE ROOM

JANUARY 4, 1965

THOSE PRESENT: Reeve R. W. Speck, Deputy Reeve C. M. Murray, Councillors, Vignale, Harrison, McKechnie, Pickell, Searle, McMillan and Jenkins.

STAFF PRESENT: M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

1. **FILE BY-LAW 4876 - C. & K. ZAMARIA (#876)**

The Committee was advised that By-law 4876 was circulated and two objections were received; one from the Department of Highways, the other from a neighbour to the north, Mr. Carl Horowitz. The Department of Highways complained about the entrance to the proposed Zamaria development, and Mr. Horowitz complained about the possibility of a drug store being established immediately adjacent to his property, because he intends to improve his drug store facilities on his property. The Planning staff negotiated these complaints with the applicant and the persons who submitted the complaints. It was pointed out to the Committee that Mr. Horowitz and Mr. Zamaria had agreed that the drug store as a permitted use in the Zamaria by-law should be removed. The problem of the entrance to the property was worked out with the Department of Highways. In order to provide for these amendments, the staff suggested to the General Committee that a new by-law should be passed for the purpose of amending the site plan which provides for the entrance in accordance with the Department of Highway's requirements and to delete the drug store as one of the permitted uses on the property. This item was considered at the General Committee's meeting on December 29, 1964,

When it was decided that Mr. Zamaria and his lawyer should be present before a new by-law is accepted and passed by Council. Because the question was raised as to how it was decided that the drug store should be taken out of the new by-law as one of the permitted uses, it was decided to invite Mr. Horowitz to the Committee's meeting as well so that he and Mr. Zamaria could comment on this point before the General Committee. Mr. O'Mara, Mr. & Mrs. Zamaria, Mr. Horowitz and the Planning Director, Mr. Petschar, attended the Committee's meeting. Mr. O'Mara assured the Committee that his clients, Mr. & Mrs. Zamaria, agreed to the request by Mr. Horowitz to remove the drug store as a permitted use because it is not their intention to have a drug store in the development anyhow, and it would remove Mr. Horowitz's objection to the by-law. Mr. Horowitz informed the Committee that he did not want a drug store in the Zamaria development because it was his intention to erect a drug store on his property next door, and if this use was removed from the by-law, he would have no further objection.

RECOMMENDATION: The recommendation of this item is in two parts:

1. That a by-law be passed to repeal By-law 4876.

2. That the draft by-law for the Zamaria property, being the same as By-law 4876 with the exception of the re-located entrance in accordance with the Department of Highways and the removal of a drug store as a permitted use, be passed by Council at its next meeting.

Carried

2. FILE 38-64 - STREET NAMES COMMITTEE (REPORT DECEMBER 10, 1964) (#521)

Copy of the Report from the Street Names Comitte meeting held on December 10, 1964, was before the Committee for its consideration and recommendation on two items, #6 and #7. Item #6 recommended that the portion of the North Service Road located in Registered Plan 698 which appears to be a continuation of Brantano Boulevard, be named Brantano Boulevard.

Item #7 dealt with the confusion which is alleged to exist because no action was taken to change the name of the northerly section of Harborn Road before houses were constructed on the extension of the old section of Harborn Road. The Committee recommended that the section of Harborn Road between Gordon Drive and Parker Drive be changed to Gullen Drive and that when this item is presented to General Committee a report be delivered covering the actions which have been taken in the past to resolve this confusion. Mr. Montague, Chairman of the Street Names Committee attended the meeting before the discussion on these two items. Mr. Montague, with the assistance of a sketch, explained the reason for the Street Names Committee recommendation with regard to Item #6. In accordance with the recommendation on Item #7, a report dated December 23, 1964, on the consideration which has been given to the Harborn Road problem was read to the General Comittee. A copy of the report is contained in the above file.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the portion of the "North Service Road" located in Registered Plan 698 be named Brantano Boulevard, as recommended by the Street Names Committee in the report of its meeting dated December 10, 1964, Item #6.

2. That the section of Harborn Road between Gordon Drive and Parker Drive be changed to Parker Drive, providing there is no confliction in the street numbering with the existing portion of Parker Drive, and if there is a confliction in the street numbering, the name be Gullen Drive; and further, that the residents on Harborn Road be advised that the by-law for this name change will be considered at Council's meeting on January 25, 1965, at 7:30 p.m.

3. FILE 137-64 - CREDIT RIVER BRIDGE, MINEOLA ROAD WEST TO INDIAN ROAD (#825)

At a recent General Committee meeting, it was brought to the Committee's attention that property that would be required for any bridge that would be constructed over the Credit River at Mineola Road, was vacant and would probably be for sale. It was decided at that time that the Property Agent should investigate and submit an appraisal on the piece of property. An appraisal from the Property Agent dated December 23, 1964, was before the Committee for its information and consideration. A copy of it is contained in the above file.

Carried

RECOMMENDATION: That the Property Agent be authorized as to negociate the purchase price of the subject property, being part of Lots 6 and 7, Range 1-CIR, and report back to the General Committee.

4. FILE 59-64 - CREDIT VALLEY CONSERVATION AUTHORITY

At a recent Council meeting it was decided to request the Township Solicitor for his opinion regarding Councillor McMillan's appointment as full-time Chairman of the Credit Valley Conservation Authority, to determine whether or not this appointment interferes with his sitting on Council. A copy of the Township Solicitor's report on this subject dated December 21, 1964, was before the Committee for its information.

Carried

RECOMMENDATION: That the information contained in the Township Solicitor's report dated December 21, 1964, regarding Councillor McMillan's appointment as full-time Chairman of the Credit Valley Conservation Authority be received and filed.

5. FILE 161-61 - APPLICATION TO INCORPORATE, POLICE VILLAGE OF MALTON (#467)

The Committee was advised that on Thursday, December 17, 1964, the Township's Chief Administrative Officer attended with Mr. John Parkinson at

e Taxation Hearing in connection with the Ontario Municipal Board's decision at the recent Malton Police Village Hearing. The Hearing was not completed on December 17, 1964, and is to come on again on Friday, January 29, 1965, at 10:00 a.m. This item was for the Committee's information only.

RECOMMENDATION: That the information regarding the Costs Taxation Hearing in connection with the Ontario Municipal Board's decision at the recent Malton Police Village Hearing, be received and filed.

6. FILE REGISTERED PLAN 632 - SHERWOOD FOREST

In a memo dated December 17, 1964, the Township Engineer informed the Committee that: "As all of the municipal services have now been completed in accordance with the subdivision agreement for this plan and all the required documents have been received, we recommend that this subdivision be taken over by the Corporation and that all securities be released."

RECOMMENDATION: That Registered Plan 632, Sherwood Forest, be taken over by the Corporation and that all securities be released.

7. FILE REGISTERED PLAN 631 - PEELPORT, PHASE I

In a memo dated December 30, 1964, the Township Engineer pointed out: "As all services have been installed in accordance with the subdivision agreement and all required documents have been received, we recommend that this subdivision be taken over by the Corporation and that all securities be released."

RECOMMENDATION: That Registered Plan 631, Peelport, Phase I, be taken over by the Corporation and that all securities be released.

FILE 27-61 - TOWNSHIP OF TORONTO HYDRO (UNDERGROUND WIRING, ONTARIO H.E.P.C.) (#848)

A letter from the Planning Director dated December 23, 1964, regarding a meeting of the Planning Board and Council with the Ontario Hydro Electric Power Commission was before the Committee for consideration. The purpose of the meeting was to discuss the possibility of establishing a policy whereby O.H.E.P.C. installations would eventually be underground. According to the Director's letter, it was apparent from the discussion at the meeting that the installation of underground wiring on the main 240 K.V. transmission lines is prohibitive from an economic standpoint; however, the secondary circuits carrying a 27 K.V. load and serving primarily local industrial areas, were considered more favourably for underground construction. The Commission suggested that the Township would have to make satisfactory financial arrangements in this respect. The Committee was advised that one of the 27 K.V. lines would be constructed through the north Dixie area where underground wiring has been required throughout the developments, and the letter suggested that Council formally request the Ontario Hydro Electric Power Commission to notify the Township before any work is done in order that the possibility of this line and any other 27 K.V. line being placed underground can be discussed.

RECOMMENDATION: That the Ontario Hydro Electric Power Commission be requested to inform the Township of Toronto (at an early date) of its intention to install any power line in the Township of Toronto and in particular the proposed power line through the north Dixie area, so that a meeting of Township representatives and officials can be held with the Ontario Hydro Electric Power Commission for the purpose of negociating underground installation.

carried

9. FILE 47-64C - TRAFFIC SAFETY COUNCIL SIDEWALKS (AIRPORT ROAD) (#774)

At the Committee's meeting on November 9, 1964, Councillor McKechnie raised a question regarding a walkway along the Airport Road. It was decided that further consideration of this item be deferred until a report is received from the County Engineer regarding the history of the sidewalk and any proposal that the County might have for the improvement of it. The body of the letter received from the County Engineer dated December 22, 1964, was before the Committee for its consideration: "This is in reference to your letter of December 3. As you are aware, the sidewalk in question has always been a wide cinder path. In the course of reconstructing Airport Road, this walk was narrowed at certain locations and was disturbed due to the construction. We feel we have restored the sidewalk to its previous condition, but would recommend that a permanent concrete sidewalk be constructed. This is, of course, is the responsibility of the Township."

RECOMMENDATION: That the County of Peel make application to the Department of Highways for subsidy on the construction of a concrete sidewalk on Airport Road from Derry Road south to the main gate entrance to De-Havilland; and further, that the Township of Toronto pay the County share.

10. FILE 8-65 - COMPLAINTS (SKUNKS - HARBORN ROAD, GORDON DRIVE AREA)

Reeve Speck informed the Committee that he had received a number of complaints regarding skunks in the Harborn Road, Gordon Drive area, and that some had been caught and found to be rabid.

RECOMMENDATION: That the Township's Chief Administrative Officer be authorized to take whatever steps necessary to solve the problem.

1. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (#590)

The Town Status Committee met on December 29, 1964, to consider a letter dated December 23, 1964, from Mr. Parkinson regarding the Township's application to The Ontario Municipal Board for incorporation as a town.

It was recommended:

1. That the date when the incorporation would take effect be January 1, 1966, to coincide with the Township of Toronto's election year. Carried

2. That a letter be sent to everyone shown on the last revised assessment roll outlining the purpose of the Municipality's application for incorporation as a town, and inviting the submission of a name or names in order of preference for the new town; and further, that the draft of the letter be submitted to the Town Status Committee for approval before it is sent out. Carried

3. That the Township's Chief Administrative Officer and Mr. Parkinson draft a letter setting out the reasons for incorporation and submit it for approval to the Town Status Committee before it is sent with the application to the Ontario Municipal Board. Carried

Mr. Lummiss presented a draft of each of the two letters referred to above. It was agreed that even though it was previously decided that these letter should be considered by the Town Status Committee, that they could be considered by the entire General Committee because all members of Council were present. The letters as presented by the Clerk with a few minor amendments were approved by the Committee.

Note: It was also agreed that since Council had adopted the report from the Town Status Committee meeting on December 29, which only required that these letters be approved by the Town Status Committee, it would not be necessary now for the letters to be referred to Council with a recommendation. Therefore, the Clerk was instructed to proceed with

Carried

e sending out of the letters.

12. FILE 2-65 APPOINTMENTS 1965

Attached to the Agenda was a list of the Boards, Committees, etc., to which appointments must be made. The Committee was advised that in each case where an appointment is to be made by a Board or Authority other than Council, that Board or Authority has been contacted by letter by the Clerk requesting it to proceed with its appointments. The list attached to the agenda showed the members of the various Boards and Committees, etc., whose appointments expire January 1, 1965. A discussion took place regarding the procedure that should be followed in recommending the appointments. It was decided to elect a Striking Committee of Reeve Speck and four other members of Council to consider and submit a recommendation regarding the appointments. It was also decided that the Striking Committee would be chosen by a secret ballot; the voting elected the following persons to the Committee:

Councillors Vignale
Searle
McKechnie, and
McMillan

The General Committee was then recessed to permit the Striking Committee to meet and bring back its recommendation. The following is a copy of the report from the Striking Committee:

THOSE PRESENT: Reeve Speck, Councillors Vignale, McKechnie, Searle and McMillan.

STAFF PRESENT: H. Stewart.

The Striking Committee for appointments by Councils to the various Boards and Commissions in the Township, recommended the following to the General Committee:

Planning Board - 3-year term except for members of Council -

(1) H. Newton
(2) K. Rowe
(3) Reeve Speck or Deputy Reeve Murray
(4) Councillor Vignale
(5) Councillor Searle

2. Committee of Adjustment - 3-year term

(1) D. Sherman + T Mepham (1965)

3. Court of Revision - 1-year term

(1) That the resignation of H. Walker be accepted
(2) That E.G. Fleming be appointed

4. Recreation Committee - 1-year term

(1) That the resignation of E.G. Fleming be accepted
(2) That the following persons be appointed:

~~I. Mepham~~ D. Dauphnee
J. D. Holmes
J. Murray
Mrs. O. Dumbrille
E. Harris
Councillor R. K. McMillan
Councillor C. A. Pickell

5. Street Names Committee - 1-year Term

Councillor F. J. McKechnie
Councillor R. Searle

6. Golf Club Committee - 1-year term

Reeve R. W. Speck, ex officio
Deputy Reeve C. M. Murray
Councillor C. A. Pickell
M. D. Henderson
W. J. Hare
R. Fasken
J. Dobbs
J. Buckman
L. Wilson

Carried as amended
R K Harrison

7. Industrial Committee - 1-year term

(1) That the membership of the Industrial Committee be expanded by the appointment of one additional member.
(2) That the following persons be appointed:

Reeve R. W. Speck
Deputy Reeve C. M. Murray
Councillor C. D. Jenkins
Councillor R. K. Harrison
Councillor V. Vignale

Metropolitan Toronto & Region Conservation Authority - 1-year term

Councillor F. J. McKechnie
Councillor V. Vignale

9. Credit Valley Conservation Authority - 1-year term

Deputy Reeve C. M. Murray
Councillor R. K. Harrison
Councillor C. A. Pickell

10. Safety Council - 1-year term

(1) Council representative - Councillor C. D. Jenkins
(2) That the following four ratepayers be appointed by Council:

S. Harris
Dr. A. S. Wood
W. Boyle
C. Gardner

11. Library Board -

(1) That the resignation of Mr. T. Mepham be accepted
(2) That Mr. L. McNeice be appointed for one year

-------ooOoo-------

The General Committee considered the above report when it re-convened.

RECOMMENDATION: That the above report from the Striking Committee for appointments be adopted.

The meeting adjourned at 4:20 p.m.

REPORT ADOPTED:

Lorna Jones
REEVE

R K Harrison
CHAIRMAN

T 143

RESOLUTION

Jan 11 SESSION 1965 No.

MOVED BY [illegible]

SECONDED BY

Amendment to item # 9 General Committee Report January 4. 1965

That the Township of Toronto make application to the Dept. of Highways for subsidy on the construction of a concrete sidewalk on Airport Road from Derry Road South to the main gate entrance to De Havilland

Carried
RK Harrison

T 143

RESOLUTION

Jan 11 SESSION 19 65 No.

MOVED BY [illegible]

SECONDED BY

Amendment Clause 12; General Committee Report of Jan 4/65.

Clause 2 - Add T. Mepham (1965)
Clause 4 - Delete T. Mepham
Add. Douglas Dauphinee

Carried
RK Harrison

Cooksville, Ontario,
January 11, 1965.

The regular meeting of Toronto Township Council was held on January 11, 1965. This meeting was held in the Council Chambers and commenced at 1:45 p.m. The following members of Council were present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were in attendance: Messrs. W. J. Anderson, M. D. Henderson and K. H. MacDiarmid.

Minutes of meeting held on December 29, 1964, were adopted as read.

COMMUNICATIONS

British American Oil Company Limited - Letter enclosing cheque to cover the 1964 tennis programme, and advising that this Company will again in 1965 sponsor the tennis programme up to an amount of $1,500.00. This letter is to be acknowledged with thanks.

Building Report for December 1964 - This report gives figures for the month of December, 1964, for the entire year of 1964 and for the year 1963. To be received and filed.

Department of Municipal Affairs - Memorandum re safety of public buildings. This was referred to the Building Department for comments.

John Crowe - Letters of resignation as a member of the Committee of Adjustment for the Township of Toronto, and as a Trustee on the R.C.S.S. #7 School Board. Mr. Crowe is to be written a letter of thanks for his service to the Township. A motion was made by Deputy-Reeve Murray that the Striking Committee be asked to make a recommendation for replacement of Mr. Crowe on the Committee of Adjustment. This motion carried.

PETITIONS

This petition was received from residents on Blythe Road for a watermain for a distance of 550 feet from the end of the existing watermain northerly. The Clerk advised that the petition has been checked and is sufficiently signed. On motion by Councillor Jenkins, this petition was referred to the Public Utilities Commission for a report.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into Committee for presentation of Committee Reports; Councillor Harrison in the Chair.

GENERAL COMMITTEE REPORT DATED January 4, 1965

RE: ITEM #9 - FILE 47-64C - TRAFFIC SAFETY COUNCIL SIDEWALKS (AIRPORT ROAD)

The recommendation on this item was amended to read as follows:

> "That the Township of Toronto make application to the Department of Highways for subsidy on the construction of a concrete sidewalk on Airport Road from Derry Road South to the main gate entrance to DeHavilland."

RE: ITEM #12 - FILE 2-65 - APPOINTMENTS 1965

Clause 2 of this item was amended to read:

"Committee of Adjustment - 3-year term

(1) D. Sherman
(2) T. Mepham (1965)"

Clause 4 of this item was amended to read:

"Recreation Committee - 1-year term

(1) That the resignation of E. G. Fleming be accepted
(2) That the following persons be appointed:

D. Dauphnee
J. D. Holmes
J. Murray
Mrs. O. Dumbrille
E. Harris
Councillor R. K. McMillan
Councillor C. A. Pickell"

Copy of the Committee Report and amendments thereto are attached to these minutes.

UNFINISHED BUSINESS

RE: EMERGENCIES WITHIN THE TOWNSHIP - The recent jam in the Credit River at Meadowvale, brought about some discussion as to who has authority in such cases.

The following verbal motion was made by Councillor McMillan:

> "That the Clerk be instructed to set up an early meeting between representatives of Emergency Measures Organization, Township and County Engineers, and the Credit Valley Conservation Authority in an effort to establish the authority when emergencies arise within the Township, and that in the meantime decisions in such cases should be made by the Reeve and, in his absence, by the Deputy-Reeve."

This motion was passed with all members of Council voting in favour thereof.

RE: DOGS RUNNING AT LARGE - Councillor McKechnie reported that he has received several complaints in this respect, and asked that the Clerk contact the Police Department in an effort to bring about better Canine Control.

RE: TOWNSHIP LIBRARY BUILDING - Councillor Pickell advised Council that the Township Library has been chosen from 424 entries, for a Hart-Massey medal, and he felt the Architect of this building should be commended on this.

RE: LIGHTING AT INTERSECTION OF STEELES AVENUE AND NO. 10 HIGHWAY - Councillor McMillan requested that the Hydro be asked to install the necessary lighting in this area on the west side of Number 10 Highway south of Steeles Avenue to provide for the houses in this area.

RE: TRAFFIC LIGHTS AT INTERSECTIONS ON HIGHWAY NO. 5 - Councillor Jenkins asked that the Township Engineer do everything possible to expedite the report requested from the Department of Highways some time ago.

RE: LIGHTS AT DERRY ROAD AND SEVENTH LINE EAST - Councillor McKechnie pointed out that these lights were authorized by Council several Months ago and have not yet been installed.

BY-LAWS

A By-law to authorize the designation of suburban districts and to prescribe a speed limit of 30 miles per hour for motor vehicles driven on the highways within such districts and to repeal by-law No. 4501 and By-law No. 4561, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5051.

A By-law to authorize speed limits on certain roads in the Township of Toronto and to repeal Township by-law Numbers 4502 and 4562, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5052.

A By-law to authorize the temporary borrowing of monies to meet, until the taxes are collected, the current expenditures of the Corporation for the year 1965, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5053.

A By-law to authorize the execution of an agreement between B. J. Jones and the Corporation of the Township of Toronto regarding connection to a storm sewer (3090 Lenworth Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5054.

A By-law to authorize execution of an agreement for construction of a trunk sanitary sewer along Derry Road East, Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5055.

A By-law to accept an easement agreement (pt. Lot 17, R.P. 537 for watermain purposes Melton Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5056.

A By-law to accept a Grant of Easement (Pt. Lot 9, Con. I, S.D.S. Anthes Steel Products) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5057.

A By-law to accept a Grant of Easement (Pt. Block "A", R.P. 566 for sanitary sewer purposes) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5058.

A By-law to execute a Deed of Land (Pt. Drumgray Ave. as closed by By-law 3929, to G. Beverly) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5059.

A By-law to amend By-law Number 1735 (to place subdivision control on Plans 723, 724, 725 and 726) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5060.

A By-law to accept a Deed of Land and Grant of Easement (R.P. 723, Paronal Construction Co. Ltd.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5061.

A By-law to accept a Deed of Land and Grant of Easement (R.P. 724, Paronal Construction Co.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5062.

A By-law to accept a Deed of Land and Grants of Easements (R.P. 725, Rogers-wood Estates) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5063.

A By-law to accept a Deed of Land and Grants of Easements (R.P. 726, Applewood Dixie Limited) was read a first, second and third times, finally passed, signed by the Reeve/and the Clerk, the Corporate Seal attached thereto and numbered 5064.

By-law #4999 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $30,000.00 for the construction of sanitary sewer, Township of Toronto (Q.E.Way at Kipper Ave.) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

By-law #5002 being a by-law to authorize construction of a sanitary sewer and private drain connections in the Malton Sewer Area, Township of Toronto, at an estimated total cost of $30,000.00 (Derry Road from Cattrick to Fifth Line E.) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $54,900.00 pending the issue and sale of debentures (Derry Rd. sewer $30,000. less D.O.T. payment of $5,100.00; and Q.E.Way-Kipper Ave. sewer $30,000.) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5065.

A By-law to establish certain lands as municipal highways (Bloor St., Green Oaks Drive, Golden Orchard Drive, Grassfire Crescent and Cedartree Crescent all in R.P. 692 and 716) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5066.

A By-law to execute a Deed of Land (to Scheerle re widening of Pinetree Crescent, R.P. 491) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5067.

A By-law to execute a Deed of Land (to Leslie re widening of Pinetree Crescent, R.P. 491) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5068.

A By-law to repeal By-law No. 4876 being a by-law to amend By-law No. 2813 (re O/13/58 - Zamaria) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5069.

A By-law to amend by-law number 2813 as amended (Zamaria) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5070.

A By-law to authorize the Reeve and the Clerk to execute a Deed of Land (re industrial lands Rifle Ranges to Waco Construction) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate seal attached thereto and numbered 5071.

A By-law to authorize the Reeve and the Clerk to execute a Deed of Land (re Waco Construction, Rifle Ranges property) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5072.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (Queen Frederica Drive, R.P. 611) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5073.

The meeting recessed at 2:40 p.m. and reconvened at 3:00 p.m.

MOTIONS

Moved by: C. M. Murray #1
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated January 4, 1965, be adopted as amended in items #9 and #12.

CARRIED

OTHER BUSINESS

RE: CANADIAN FLAG - Councillor Vignale was advised that a new flag for the Township was on order and would be received very shortly.

FORTHCOMING MEETINGS

January 13 - 10:00 a.m. - General Committee

January 18 - 9:00 a.m. - Industrial Committee

January 18 - 10:00 a.m. - General Committee

January 19 - 10:00 a.m. - Special General Committee

January 19 - 2:00 p.m. - Inaugural Meeting of County Council

January 21 - Inaugural meeting of Credit Valley Conservation Authority

January 25 - 9:00 a.m. - Industrial Committee

January 25 - (1:30 p.m. - (7:30 p.m. - Council meeting

January 26 or January 28 - 8:30 p.m. - Meeting with Credit Valley Conservation Authority at Terra Cotta. (To be confirmed by C.V.C.A.)

The meeting adjourned at 3:20 p.m.

Reeve

Clerk

TOWNSHIP OF TORONTO INDUSTRIAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

JANUARY 11, 1965

MEMBERS PRESENT: Messrs. C.D. Jenkins, Chairman, C.M. Murray, R.W. Speck, R.K. Harrison and V. Vignale.

STAFF PRESENT: Messrs. W.M. Courtney, M.D. Henderson, J. Montague and G. Lummiss.

DEPUTATIONS:

Mr. Mackenzie, together with other representatives of Slough Estates, and Mr. Brady, representing the Royal Bank of Canada. At the opening of the meeting, Mr. Mackenzie asked Mr. Brady to give a resume of Slough Estates' activities in Canada. Mr. Brady indicated that the firm had been a client of The Royal Bank of Canada since coming to Canada fifteen years ago. They are an international firm operating in the United Kingdom, Belgium and Australia, and it was his opinion that they should be a real credit to this Municipality. Reeve Speck indic ated that in his opinion their problems are unusual inasmuch as it is not their custom to convey land merely to build upon it, and hold the buildings for leasehold purposes. Mr. Mackenzie indicated that he would request permission to proceed inthe first phase with all internal servicing and that his firm's costs with no acreage levy applied by the Township. He requested that the second phase have the services installed under the terms of the Local Improvement Act, also with no acreage levy. His firm was willing to start in early 1965, and

he indicated that the servicing costs for phase 1 would equal that of phase 2. Mr. Anderson indicated that water and sanitary sewers are available at the boundary, however, link is required to the Metro sanitary sewer system, which is not required at the present time in order to get this project under way. This matter was deferred in the 1965 Budget, and the recommendation was that these be included in the 1966 capital requirements. Mr. Mackenzie was asked if he would be willing to pay the $1,000.00 per acre levy in the second phase, and he answered that it is his intention to avoid the levy in full. Mr. Mackenzie left the room, after which the Committee gave consideration to their request.

RECOMMENDATION: The recommendation is in two parts:

1. That no change be made in the Industrial Policy at this time.
2. That anywhere where industry is to receive sanitary sewer services and Township water supply, that they be informed that the $1,000.00 per acre charge will apply.

OTHER BUSINESS:

RE: INDUSTRIAL POLICY - Mr. Anderson was advised to obtain information of other municipalities, outlining their conditions of industrial development and report his findings to the Industrial Committee.

RE: ANNUAL MEETING - TORONTO INDUSTRIAL COMMISSION - The Committee considered a letter from Mr. W.A. Anderson, General Manager of the Metropolitan Toronto Industrial Commission, advising that their annual meeting would be held on Tuesday, January 26, at 11:15 a.m. on the 11th floor of the Board of Trade Building. It was agreed by the Committee that the Chairman or his delegate should attend the meeting.

RE: E.S. MARTIN CONSTRUCTION CO. LIMITED - FILE T 16570 -

D.J. Williams, Planning Director, G.V. K leinfeldt & Associates Ltd has requested permission to appear before the Committee to discuss this industrial subdivision. Mr. Williams is to be advised to attend the meeting on January 25, at 11:00 a.m.

Meeting adjourned at 12.30 p.m.

G. LUMMISS

13. FILE 108-64 - County of Peel (County of Peel By-law #1788)

14. FILE 3-64 - Assessment General (New Provincial Manual)

15. FILE REGISTERED PLAN 550 - Erindale Woodlands

16. FILE 8-65 - Complaints (Deer Problem)

17. FILE 54-64 - Industrial Committee (Industrial Commissioner's Report.

18. FILE OZ-29-64 - Bengot Holdings Limited

19. FILE OZ-13-64 - R. G. P. Pennington

20. FILE BY-law 5030 - Dr. R. Perkin
FILE OZ-44-61 - Dr. R. Perkin

21. FILE 17-65 - Purchasing General (Vehicle for Parks Department)

22. FILE 5-65 - Building General (Runnymede Investment Corporation Limited)

23. FILE 48-65 - Water Problem Mrs. Zatelny's Property, Nocturne Court.

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

JANUARY 13, 1965

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray, Councillors Searle, Pickell, McKechnie, Vignale and Jenkins.

STAFF PRESENT: Messrs. M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

13. FILE 108-64 - COUNTY OF PEEL (COUNTY OF PEEL BY-LAW #1788) (#803)

At the Committee's meeting on November 16, 1964, and Council's meeting on November 23, 1964, consideration was given to the County's by-law to regulate signs and gasoline pumps on or adjacent to County roads. It was decided that the by-law would be received; and further, that a copy of it be checked by the Director of Planning and the Director of Development to determine whether or not this by-law conflicts with the Township's zoning requirements in any way. Because of some of the problems encountered in the preparation of such a report, it was decided that the two Directors should attend the General Committee's meeting to discuss this item. Mr. Reddington and Mr. Petschar attended. A discussion took place on whether or not the by-law was needed in the Township, and the Township representatives on County Council pointed out that the County was only attempting to regulate the erection of signs and gasoline pumps on the roads in a similar way as the Department of Highways regulates development on provincial highways.

RECOMMENDATION: That Reeve Speck and Deputy Reeve Murray arrange a meeting with the proper County authorities and the proper Township authorities to discuss the by-law.

14. FILE 3-64 - ASSESSMENT GENERAL (NEW PROVINCIAL MANUAL) (#770)

At the Committee's meeting on November 4, 1964, and Council meeting on November 9, 1964, Mr. Hooper, County Assessor, and Mr. Madgett, attended to discuss the new Provincial Manual for assessing. Mr. Hooper pointed out that the new Manual will help to correct some of the problems that exist, such as the need for re-assessment on all land in the County except in the Towns of Streetsville and Port Credit. On this question, it was suggested that Mr. Madgett's department prepare a report setting out a number of properties in each of the different categories in the Township on the basis of the existing assessment compared with the adjustments proposed on the existing assessment methods and on the basis of methods outlined in the new Manual. The following recommendation was passed at that time: "That the Assessment Commissioner prepare the report using approximately 15 properties from various categories throughout the Township showing: (1) existing assessment; (2) the proposed adjustments: (a) on the basis of the existing methods of assessing; and (b) on the basis of the methods proposed in the new Manual." Mr. Madgett completed his investigation on this item and attended the Committee's meeting for the purpose of presenting the information.

RECOMMENDATION: That the Township's Assessment Commissioner be asked to report to the General Committee on the effect of a re-assessment on land only.

15. FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS (#699)

At the Committee's meeting on October 7, 1964, Mr. Elias attended to discuss the possibility of negotiating a new agreement for the remaining vacant lands in Erindale Woodlands. It was decided that further consideration of this item be deferred until a complete resume of the agreements and amendments is prepared. A copy of the following material was before the Committee for its consideration: (1) a copy of the report with reference to the agreement and amendments pertaining to Registered Plan 550 and subsequent lands in Erindale Woodlands; (2) a copy of a memo dated January 6, 1965, regarding the sale of a portion of the Rifle Ranges to Waco Construction. Mr. Elias attended the Committee's meeting for the discussion on these two reports. All of the agreements and the report referred to in Item #1 above were read at the Committee's meeting. The memo referred to in Item #2 above was read and accepted. A copy of Mr. Elias' proposed agreement for the development of the remaining lands in Erindale Woodlands was read and it was decided that sufficient time for a full discussion on this proposal was not available, therefore, it should be deferred.

RECOMMENDATION: That copies of the new agreement proposed by Mr. Elias be given to all members of Council and that a full discussion take place at the General Committee meeting on Monday, January 18, 1965 at 10:00 a.m; and further, that Mr. Elias be invited to attend.

16. FILE 8-65 - COMPLAINTS (DEER PROBLEM)

Reeve Speck pointed out to the Committee that he had received a number of complaints from people in the south end of the Municipality that damage is being caused by deer.

RECOMMENDATION: The recommendation on this item is in two parts:

(1) That Chief McGill be requested to organize a drive to chase the deer from the problem areas in the south to north of the Base Line;

(2) That the Department of Lands and Forests be notified of this plan so that the Department can take whatever action it deems necessary.

17. FILE 54-64 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT) (#846)

The Committee considered the monthly report for December 1964, on the outline of the business transacted by the Industrial Department.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated January 7, 1965, be received and filed.

18. FILE OZ-29-64 - BENGOT HOLDINGS LIMITED (#698)

This application is a request for a change of the Zoning By-law from R1 to R2 and R3 on a portion of Registered Plan 697. The plan is located between Mississauga Road and the Queen Elizabeth Highway, east of Springbank Road. The Planning Board considered the request at its meeting on January 5, 1965, when it decided to recommend that the application as submitted be refused. Attached to the agenda was a copy of the report dated December 1, 1964, and a copy of the memorandum dated December 15, 1964.

RECOMMENDATION: That the Planning Board's recommendation of refusal on application OZ-29-64 - Bengot Holdings Limited - be adopted.

19. FILE OZ-13-64 - R. G. P. PENNINGTON

This is an application requesting a change of the Zoning By-law from R2 to RCL2D5, RM7D5 and RM7D4. The applicant later amended his application by deleting his request for RM7D5 along the back of the properties fronting on Floradale Drive. The Planning Board considered the request at its meeting on January 5, 1965, at which time

the Board decided to recommend to Council that the application as revised be approved. Attached to the agenda for the Committee's consideration were copies of the following items: (1) a report dated September 8, 1964; and (2) a memo dated December 15, 1964, both from the Planning Board office.

RECOMMENDATION: That the Planning Board's recommendation on application OZ-13-64 - R.G.P. Pennington - be adopted.

20. FILE BY-LAW 5030 - DR. R. PERKIN
FILE OZ-44-61 - DR. R. PERKIN (#354)

The Committee was advised that the above by-law was passed at Council's meeting on December 14, 1964, to place a special designation on the lands owned by Dr. Perkin on the north-west corner of Kendall Road and Dixie Road. This by-law was processed in the usual manner and one objection was received from Mr. Wm. K. Garbutt. His objection was set out on ten pages of legal size paper, and it was assumed that no change would result from further negotiations or meetings with Mr. Garbutt on this question and that he will proceed to take his objection to the Ontario Municipal Board because a copy of it has already been sent there by him.

RECOMMENDATION: That a resolution be passed by Council to authorize the staff to proceed with the processing of By-law 5030 by submitting an application for its approval to the Ontario Municipal Board.

21. FILE 17-65 - PURCHASING GENERAL (VEHICLE FOR PARKS DEPARTMENT)

The Committee considered a copy of a memo dated January 7, 1965, from the Purchasing Agent pointing out that he had found a vehicle which would suit the requirements of the Parks and Recreation Department and suggested that it be purchased even though the budget has not yet been settled to approve such a purchase. Mr. McAlpine attended the Committee's meeting for discussion on this item.

RECOMMENDATION: That the Purchasing Agent be authorized to purchase the vehicle referred to in his letter to the Township Treasurer dated January 7, 1965, for the total price of $1,650.00.

22. FILE 5-65 - BUILDING GENERAL (RUNNYMEDE INVESTMENT CORPORATION LIMITED)

The Committee considered a copy of each of the following:

(1) A daily report dated January 4, 1965, as a result of inspection by G. J. Dunn on property occupied by Runnymede Investment Corporation Ltd.

(2) A memorandum from the Director of Development to the Township's Chief Administrative Officer dated January 5, 1965, on the problems encountered by the Development Department.

(3) A letter dated January 7, 1965, from Mr. Reddington to Mr. Henderson suggesting that this matter be placed before the General Committee so that authorization can be given to the Development Department to proceed with a mandamus application. Mr. Reddington attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the Development Department be authorized to take the action necessary to stop the illegal use of property on part of Lots 8 and 9, Concession 3 E.H.S., by Runnymede Investment Corporation Ltd.

23. FILE 48-65 - WATER PROBLEM, MRS. ZATELNY'S PROPERTY, NOCTURNE COURT (#867)

At the Committee's meeting on December 16, 1964, further consideration was given to the problem that has been encountered by Mrs. Zatelny caused by water finding its way into the basement of her home. It was decided at that meeting that the Hydro Electric Commission for the Township be requested to determine as soon as possible and report to the General Committee to what extent their construction has aggravated the problem, and that all matters pertaining to the problem be deferred until this report is in. In a letter dated January 11, 1965, the Manager of the Hydro Electric Commission pointed out that his Engineering Division examined the site. The excavations indicated that the

water table on both sides of the road is very high. Also, the excavation itself was almost impossible because the nature of the soil plus the high water table resulted in quick-sand conditions. His letter further pointed out that observations did indicate that some water flow was taking place through the granular material occupying the cut and to a lesser extent through the duct itself. There did not seem to be any reason to assume, however, that the flow awas at all confined to this area, but would undoubtedly be following other installations such as water lines and is probably perculating through the actual road founoation as well. He concluded his letter be stating: "We do not believe at this time that any alteration to the hydro installation would alleviate the problem." Mrs. Zatelny attended the Committee's meeting for the discussion on this item. It was suggested to her that she should engage a solicitor and an engineer to give her some assistance on this problem, and that her engineer could work with the Township Engineer to determine how the problem can be solved.

RECOMMENDATION: That the Township Engineer, in conjunction with the Director of Development, work with Mrs. Zatelny's consulting engineer to determine how the water problem at the Zatelny Residence can be solved; and further, that the Registered Plan of Subdivision be re-circulated for comment from the departments which now report on plans of subdivision.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

24. FILE REGISTERED PLAN 550 - Erindale Woodlands

25. FILE REGISTERED PLAN 550 - Erindale Woodlands
FILE 102-64 - Divisions of Land General (Industrial Division of Land - Erindale Woodlands)

26. FILE 31-65 - Township Insurance

27. FILE 29-62 - Skating Areas (Legal Opinion re Parking on Texaco Property)

28. FILE REGISTERED PLAN 669 - Thanigan Industrial Subdivision

29. FILE T- Diblasio Bros. Construction Ltd.

30. FILE PROJECT 30-64 - Engineering & Works Building (Lunch Room Furnishings)

31. FILE 120-64 - Drainage General (Drainage of St. Mary's Avenue)

32. FILE 65-63 - Subdivision Policy (5% and Levies on Apartment Sites)

33. FILE PROJECT 8-63 - P.U.C. High Lift Pumping Station (Lakeview Water Purification Plant)

34. FILE T-16031 - Erin Mills

35. FILE 286-60 - Brampton Sewage Treatment Plant (Etobicoke Creek Pollution from Brampton-Chinguacousy Treatment Plant)

36. FILE PROJECT 13-64 - Lornewood Drainage Improvements

37. FILE T-15851 - United Lands Corporation Ltd.
FILE 94-63 - Centennial Programme (Thorn Lodge)

38. FILE 17-65 - Purchasing General (Police Cruisers)

39. FILE 7-65 - Clerks General (Request by Peel Central Rovers for use of Township Property)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

JANUARY 18, 1965

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray, Councillors Vignale, McMillan, Searle, Pickell, McKechnie and Jenkins.

STAFF PRESENT: Messrs. M. D. Henderson and H. Stewart.

ITEMS CONSIDERED:

24. FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS (#15)

At the Committee's meeting on October 7, 1964, Mr. Elias attended to discuss the possibility of negotiating a new agreement for the remaining vacant lands in Erindale Woodlands. It was decided that further consideration of this item be deferred until a complete resume of the agreements and amendments could be prepared. This work was completed and ready for consideration at the Committee's meeting on January 13, when Mr. Elias attended and the following documents were read:

1. A copy of the report with reference to the agreements and amendments pertaining to Registered Plan 550 and subsequent plans in Erindale Woodlands.

2. A copy of a memo dated January 6, 1965, regarding the sale of a portion of the Rifle Ranges to Waco Construction.

3. A copy of the subdivision agreements for Erindale Woodlands.

On January 13, it was decided that sufficient time to give full consideration to this item was not available, therefore, it was deferred for further consideration at this meeting. The new proposed agreement by Mr. Elias was read by the Committee. Mr. Elias attended the

Committee's meeting for the discussion. A discussion took place regarding the future use of the industrial land south of the railroad, and Mr. Elias advised the committee that he would prefer the land to be designated for residential use, preferably a multiple category. Councillor Pickell asked about the future use of the agricultural land owned by him north of the Burnhamthorpe Road and Mr. Elias stated that the area was presently being studied by the Planning Board and he would agree to whatever the Planning Board decides is the best use of the land. The future use of the blocks which are presently zoned RM6 was questioned, and Mr. Elias advised the Committee that he would object to having these blocks rezoned to a category in the present multiple family by-law. Two other items that were considered were:

1. The 5% land dedication; and
2. The sale of industrial land at a stated price.

On the question of 5%, Mr. Elias advised the Committee that he had satisfied the Township's requirements at that time by giving the Township Block 'K' having an area of 1 acre, the sewage treatment plant site having an area of 10.74 acres, and by agreeing to sell to the School Board the lands required by it at the rate of $2,500.00 per acre. The Committee calculated the number of acres required to satisfy the 5% requirements on a land dedication basis, and it was agreed that on the basis of 318 acres of residential land, 15.9 acres would be required as the 5%. Therefore, on a straight land dedication basis, Mr. Elias should have given to the Municipality an additional 4.16 acres. He advised the Committee that he had an additional lot having an area of approximately 1 acre adjacent to the entrance into the sewage treatment plant, which he would donate to

the Township, thus leaving a deficiency of 3.16 acres. On the question of selling industrial land at a stated price, Mr. Elias advised the Committee that commencing with the second phase of his subdivision as set out in the 1954 agreement, he would suggest a new agreement on the following basis:

1. That the provisions of Clause 2 in the draft of the proposed new agreement be not included;

2. That he would pay all levies now required by the Municipality on residential development excluding the $1,000.00 per acre;

3. That the services on his industrial lands be installed under local improvements;

4. That the stated price for the selling of industrial lands be at $6,000.00 per acre.

   On this last point, Mr. Elias pointed out that he would prefer to have permission to sell his industrial lands at $7,200.00 to $7,500.00 per acre, but that if the Township insisted, he would sell them at $6,000.00 per acre.

After Mr. Elias left the meeting, further consideration was given to his proposal and to the question of whether or not he should be required now to bring up his land dedication to a total of 15.9 acres in order to meet the 5% requirements. Some consideration was also given to the possibility of the block at the north end of the subdivision adjacent to the Burnhamthorpe Road and east of Credit Woodlands being purchased from Mr. Elias for park purposes. Councillor Pickell agreed that since this area is adjacent to the higher density of population in the development, that it would serve a very useful purpose as a park. At the same time, Mr. Pickell commented on the possibility of the vacant parcel of land adjacent to the separate school at the south-east corner of McBride Avenue and Credit Woodlands being obtained for park purposes because it is adjacent to a proposed park, but it was agreed not to proceed with this at the present time.

RECOMMENDATION: That the Township's Chief Administrative Officer prepare an agreement for the development of the vacant lands remaining in the Erindale Woodlands development which were originally contained in the agreement dated July 13, 1954, on the following basis:

1. That commencing with the lands referred to as Phase 2 in the agreement dated July 13, 1954, Mr. Elias will pay to the Township, all levies presently required by the Township on residential development, except for the $1,000.00 per acre.

2. That the services be installed in Mr. Elias' industrial land south of the Burnhamthorpe Road under local improvement.

3. That Mr. Elias agree to sell his industrial lands south of the Burnhamthorpe Road at a fixed price of $6,000.00 per acre.

4. That the Township's Chief Administrative Officer negotiate with Mr. Elias for the purchase of the vacant lands bounded by Burnhamthorpe Road on the north, Credit Woodlands on the west, Annapolis Avenue and Freeport Drive on the south, and the C.P.R. railway line on the east for park purposes.

5. That Lot No. 330, Plan 550, be deeded to the Township as part of the 5% land dedication, free of charge.

Councillor Vignale requested a recorded vote on this recommendation and results of which were as follows:

Those in favour of the recommendation	Those opposed
Reeve Speck	Councillor Pickell
Deputy Reeve Murray	
Councillor Vignale	
Councillor Jenkins	
Councillor McMillan	
Councillor McKechnie	

RECOMMENDATION CARRIED

25. FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS
FILE 102-64 - DIVISIONS OF LAND GENERAL (INDUSTRIAL DIVISION OF LAND - ERINDALE WOODLANDS) (#15)

The Committee was advised that Mr. Elias placed an application for a division of land for industrial purposes before the Planning Board and that a problem had been encountered in that the sanitary sewers were not available to this land at the present time, as required in the agreement dated July 13, 1954. However, information had been

obtained from the Peel County Health Unit to the effect that a private sanitary sewage disposal system could be operated on this land until the permanent service is provided. Because of the requirement in the agreement, the Planning Board staff asked for some assistance from the Council.

RECOMMENDATION: WHEREAS Erindale Developments Limited is under agreement dated July 13, 1954, with the Township of Toronto for the development of its lands in Erindale; AND WHEREAS Erindale Developments Limited pursuant to Section 2(d) of this agreement, is required to provide services to the industrial lands covered by this agreement; AND WHEREAS Erindale Developments is under agreement to sell a parcel of land for an industrial building subject to the approval of the Planning Board of the Township of Toronto for a division of land; AND WHEREAS a new agreement between the Township and Erindale Developments Limited is presently being considered within which provision will be made for the development of this land. THEREFORE BE IT RESOLVED that the Planning Board be informed that notwithstanding Section 2(d) of the aforementioned agreement, a division of land may be granted by the Planning Board; AND FURTHER, that the Planning Board attach a condition to the Division of Land to require Mr. Elias to have the property connected to the sanitary sewers as soon as the service is available,

26. FILE 31-65 - TOWNSHIP INSURANCE

Councillor Pickell, at the General Committee meeting on January 4, 1965, requested that consideration be given at the next General Committee meeting to the question of whether or not the Township's insurance for 1965 should be tendered.

RECOMMENDATION: That the Township's Chief Administrative Officer report on:

1. The amount of insurance carried by the Municipality and the cost of it;

2. The difficulties experienced by the Recreation Department when handling certain insurance claims.

27. FILE 29-62 - SKATING AREAS (LEGAL OPINION RE PARKING ON TEXACO PROPERTY) (#838)

At a recent Council meeting, it was decided to request the Township Solicitor for a legal opinion on the use of the Texaco lands south of Indian Road for parking by persons skating on the Credit River. A copy of Mr. MacDiarmid's report dated December 16, 1964, was attached to the agenda. Mr. MacDiarmid concluded his report with the following comment: "I feel that our best position would be to stand firm on Section 6(1) and simply say that there is no provision for parking vehicles on R2 land and, this being the case, it is prohibited."

RECOMMENDATION: That the Township's plan of using the Texaco property south of Indian Road for the parking of cars owned by persons skating on the Credit River be abandoned.

28. FILE REGISTERED PLAN 669 - THANIGAN INDUSTRIAL SUBDIVISION (#875)

At the Committee's meeting on December 29, 1964, the following item was considered:

"In the subdivision agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, Dundix deeded to the Corporation that land shown coloured green on a sketch contained in the above file, subject to a 33' right-of-way, and further agreed to deed to the Corporation that land shown coloured brown on the sketch referred to, subject to a 33' right-of-way. The Committee was advised there is a one foot reserve located at the southwesterly end of Mattawa Avenue and is shown coloured in red on the sketch. In a memo dated December 8, 1964, the Township Surveyor pointed out that the private lane located on the lands referred to as being coloured in brown, are maintained by Mr. Leo Risch. The factories located on Mattawa Avenue have been using this private lane even though the Township has constructed a barrier at the end of Mattawa Avenue on the Township owned

one foot reserve. The Committee considered whether or not an alternate access to the industrial subdivision on Mattawa Avenue should be created over this land."

The Chief of Police, the Township Engineer and the Deputy Planning Director attended the Committee's meeting for the discussion on this item. Chief McGill pointed out that he had visited the site where this alternate access would intersect with the Dundas Highway and he had found the visibility good, and in his opinion the signals at Dixie Road and Wharton Glen would break up the traffic so that turning movements would be made at the new intersection. The members of the Committee were concerned about the possibility of creating a dangerous intersection and not being able to have traffic signals installed because of the lack of traffic. The following staff recommendation was included on the agenda for the Committee's consideration:

1. That the deed referred to in Clause 6(c) of the agreement dated September 22, 1959, between Dundix Industrial Leaseholds Limited and the Corporation, be accepted.

2. That the Township Property Agent negotiate releases of all right-of-ways over the lands shown coloured in brown on the aforementioned sketch.

3. That the Township dedicate and maintain a 64' road over the lands referred to in Part 2, leaving a one foot reserve on each side, subject to the approval of the Ontario Municipal Board and the Department of Highways.

4. That the Township maintain the existing road with an oiled surface.

5. That the one foot reserve located at the southwesterly end of Mattawa Avenue be lifted to provide access from Mattawa Avenue to the proposed new road.

RECOMMENDATION: That the proposed new road be opened when and if the appropriate traffic authorities decide that the intersection at Dundas can be safely protected by lights or other means.

29. FILE T- DIBLASIO BROS. CONSTRUCTION LTD.

The Committee considered a copy of a letter dated December 4, 1964, from Michael Weir on behalf of his client, Diblasio Bros. The letter points out that Diblasio has purchased part of Lot 13, Concession 1 S.D.S., which is property adjoining Registered Plan 706, on which Mr. Diblasio is building houses. This property is located immediately north of the Hydro line between Cliff Road and Genevieve. There are 11 lots involved. Mr. Weir pointed out in his letter the problems that are to be considered are septic tanks and pre-sewering. The subdivision is located in a sewer area, but sewers are not available. Because the surrounding subdivisions are developed on septic tanks and they are operating well, Mr. Weir requested that Council consider releasing this plan on a pre-sewering and septic tank basis.

RECOMMENDATION: That the Municipality's policy of requiring proposed plans of subdivision in sanitary sewer areas to have the service available, be upheld.

30. FILE PROJECT 30-64 - ENGINEERING & WORKS BUILDING (LUNCH ROOM FURNISHINGS) (#649)

The Committee considered a memo dated January 7, 1965, pointing out the need for lunch room facilities to accommodate all employees since all employees are eating in during inclement winter weather. The estimated cost of the new tables and chairs is $1,875.00 and the estimated cost of 40 additional lockers is $825.00, making a total of $2,700.00. It was recommended to the Committee that this request be approved even though it comes prior to the approval of the Budget. During the consideration of this item, it was suggested that some thought should be given to whether or not the outside employees who

are working a considerable distance from the Works Building should return to the lunch room for lunch, or whether some arrangement should be made for them to have lunch in the general area of their work.

RECOMMENDATION: That the request for authorization to purchase the tables and chairs for the new lunch room and the 40 additional lockers at a total estimated cost of $2,700.00, be approved; and further, that the Township Engineer report back to the Committee on the possibility of provisions being made for employees to eat their lunch at some location in the general area of their work when they are a considerable distance from the Works Building, for example, Malton, Churchville, Clarkson or Lakeview.

31. FILE 120-64 - DRAINAGE GENERAL (DRAINAGE OF ST. MARY'S AVENUE)

The Committee considered a copy of a memo from the Township Engineer dated January 7, 1975, as a result of a recent Council meeting where Mrs. Jones of St. Mary's Avenue requested that a check be made in the area of her home with respect to ditch drainage. Mr. Anderson examined the area and found it impossible to rectify the situation by means of open ditch along the road allowance, and recommended that consideration for a storm sewer in this area be given at such time as the Township finances permit. In the meantime, however, he does not believe that the problem in the area is serious.

RECOMMENDATION: That the information contained in the Township Engineer's report dated January 7, 1965, re drainage on St. Mary's Avenue be received and filed for the present time.

32. FILE 65-63 - SUBDIVISION POLICY (5% AND ELEVATION APARTMENT SITES)

At the present time, the only definite policy which exists with regard to the development of apartment sites, is that the $1,000.00 per gross acre

levy is not required on these developments which are located in the Sersen Park Community Study and the Shorefront Community Stucy. No definite policy exists with regard to the 5% on any apartment development, and it was suggested that the Committee consider whether or not 5% cash dedication should be taken on apartment developments.

RECOMMENDATION: That the staff investigate to see if a 5% cash dedication can be taken on apartment developments.

33. FILE PROJECT 8-63 - P.U.C. HIGH LIFT PUMPING STATION (LAKEVIEW WATER PURIFICATION PLANT)

The Committee considered a letter from the Manager of the P.U.C. dated December 30, 1964, which includes a copy of the resolution passed at the P.U.C. meeting on December 29, 1964. This resolution requests approval of Council for the use of development funds in the amount of $10,976.79.

RECOMMENDATION: That the P.U.C. be granted the use of development funds in the amount of $10,976.79 in accordance with its request from the P.U.C. meeting on December 29, 1964.

34. FILE T-16031 - ERIN MILLS

A copy of a letter from Mr. Robert W. MacCauley, solicitor for Erin Mills Development Limited, dated January 7, 1965, was before the Committee for its information. This letter explained why Mr. MacCaulay and his Company have not returned to the Municipality with specific proposals for the development. Copy of it is contained in the above file.

RECOMMENDATION: That Mr. MacCaulay's letter dated January 7, 1965, be received and filed and that Mr. MacCaulay be advised.

35. FILE 286-60 - BRAMPTON SEWAGE TREATMENT PLANT (ETOBICOKE CREEK POLLUTION FROM BRAMPTON-CHINGUACOUSY TREATMENT PLANT)

A copy of a letter to Dr. A. H. Duncan, M.O.H., dated December 21, 1964, from W. A. Steggles of the Ontario Water Resources Commission was considered by the Committee. This letter is as a result of a request for information from the Peel County Health Unit regarding the operation of the Brampton Sewage Treatment Plant. During the consideration of this item, Councillor McKechnie asked whether or not the arrangements had been finalized for the extension of this Plant. The Township Engineer, who was present, advised the Committee that he had checked on this question and had been advised by Mr. Len Orrs of the Ontario Water Resources Commission that the agreements ~~had~~ have not been completed for the extension.

RECOMMENDATION: That the information contained in the letter from the Ontario Water Resources Commission to Dr. A. H. Duncan, M.O.H., dated December 21, 1964, be received and filed; and further, that a copy of the letter be sent to Mrs. Fowler, who is a concerned ratepayer at R.R. #2, Malton.

36. FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS (#811)

Prior to the General Committee meeting commencing on January 4, 1964, the members of the General Committee visited the site of the Lornewood Drainage Scheme because the developer of the Muursepp Subdivision had requested consideration be given to the possibility of having a section of the scheme through the Muursepp Subdivision in open channel. During the site inspection, the Committee members included the southern section of the scheme to determine whether or not it should be open channel or enclosed. Because Councillor Harrison was on the site inspection, but was unavoidably absent from the Committee meeting when this item was considered, it was decided to make no decision on

the southerly portion of the scheme until he could be present.

RECOMMENDATION: That the Lornewood Drainage Improvement Scheme be proceded with on an enclosed pipe basis commencing at the Queen Elizabeth Highway and continuing east to the Hydro Electric power line located north of Indian Road; and further, that the method of improving the southerly portion of this scheme, be considered at Council's meeting on Monday, January 25.

37. FILE T-15851 - UNITED LANDS CORPORATION LTD.
FILE 94-63 - CENTENNIAL PROGRAMME (THORN LODGE) (#726)

Because of a request from Anthony Adamson, the General Committee considered whether or not action should be taken by the Township to preserve Thorn Lodge on the above proposed plan of subdivision. At that time, United Lands agreed to leave the portion of the plan of subdivision to give the Municipality an opportunity to consider the destiny of the house. It was decided by Council to obtain a comment from the Architectural Conservancy of Canada, and in a letter dated January 11, 1965, Mr. Paul Sears, President of the Conservancy, submitted his comments. A copy of the letter was attached to the agenda.

RECOMMENDATION: That the Building Department be requested to inspect the house called Thorn Lodge and report to the General Committee on what it would cost to acquire the property and renovate the house.

38. FILE 17-65 - PURCHASING GENERAL (POLICE CRUISERS)

The Township's Purchasing Agent attended the Committee's meeting to discuss the purchase of four police cruisers. This item was previously before Council and was referred to the General Committee for further consideration to determine whether or not the Purchasing Agent had called for the tenders on these cruisers in accordance with his by-law. Mr. McAlpine explained to the Committee that for several years

he had advertised for tenders on cars and he had always encountered the situation where in the last couple of days it was necessary for him to 'phone all of the dealers in the area to find whether or not tenders would be submitted because the dealers had not noticed the advertisement in the paper. As a result of this, he had in recent years invited tenders from dealers in the area. In this case, he had invited tenders from eighteen dealers, eight of whom submitted tenders. The Committee agreed that the action taken in this regard was satisfactory.

RECOMMENDATION: That the four police cruisers be purchased from Argyle Chrysler Dodge Limited for the net cost to the Township of $5,334.37, this being the lowest tender.

39. FILE 7-65 - CLERKS GENERAL (REQUEST BE PEEL CENTRAL ROVERS FOR USE OF TOWNSHIP PROPERTY)

Deputy Reeve Murray pointed out to the Committee that he had received a request from the Peel Central Rovers for use of Township property or other lands that would be suitable for the weekend moot and for the Rovers. Two properties were considered; the McKee property which is leased by the Municipality; and the Emmerson property which is owned by the Conservation Authority.

RECOMMENDATION: That the Council for the Township of Toronto request the Credit Valley Conservation Authority to consider making the Emmerson property at Meadowvale or other suitable property owned by the Authority, available to the Peel Central Rovers for their moot.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

REEVE

CHAIRMAN

T 143

RESOLUTION

Jan 25 SESSION 19 65 No.

MOVED BY C. D. Jenkins

SECONDED BY

Amendment. Clause. 24. General Committee report of Jan 18/65.

That this clause be referred back to the General Committee for further consideration and that Mr. Elias be requested to attend the General Committee meeting at which this item will be considered.

that this clause be referred back to the General Committee for further consideration and that Mr. Elias be requested to attend the General Committee meeting at which this item will be considered.

T 143

RESOLUTION

Jan 25 SESSION 19 65 No.

MOVED BY C Ruller D Jenkins

SECONDED BY

Amendment Clause 29, General Committee report of Jan 18/65.

That this item be referred back to the General Committee for further consideration.

that this item be referred back to the General Committee for further consideration.

T 143

RESOLUTION

Jan 25 SESSION 19 65 No.

MOVED BY Lowell Speed

SECONDED BY

Resolved

Be it resolved that the recommendation of Item 36 of the General Committee report of January 18 by deleting the words after Indian Rd. and inserting in lieu, and further that portion of the drainage channel from the N.E.P.C. to Indian Rd be constructed as an improved open channel basis and that the property agent be authorized to proceed with negotiations to acquire by appropriation if necessary, ~~and that same be approved~~.

TOWNSHIP OF TORONTO INDUSTRIAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

January 18, 1965

MEMBERS PRESENT: Councillor C. D. Jenkins, Chairman, Reeve R. W. Speck, Deputy Reeve C. M. Murray.

STAFF PRESENT: Messrs. Henderson, Anderson, Montague and Lummiss.

ITEMS CONSIDERED:

The Industrial Servicing Report dated January 15, 1965. This report was prepared by G. Lummiss, Clerk, and addressed to M. D. Henderson, Chief Administrative Officer, and outlined the industrial servicing requirements for the following Municipalities:

North York
Etobicoke
Scarborough
Burlington
Oakville
Brampton, and
Chinguacousy

This report was studied and discussed by the Industrial Committee, after which the following recommendation was passed.

RECOMMENDATION: That no change be made to the existing Industrial Policy dated February 14, 1961, copy of which is contained in the above file 54-65.

The meeting adjourned at 10:17 a.m.

T 143

RESOLUTION

January 25 SESSION 19 65 No.

MOVED BY Frank J. McKechnie

SECONDED BY

Recommendation of General Committee
that the Building Commissioner be
requested to issue twenty (20) bldg. permits
single family
on lots located in Reg Plans 550 and 609
subject to ~~all requirements being met by~~
~~the applicant, pursuant to law~~ the payment
of $400.00 per unit, N.F. to be paid in
accordance with Dept. procedure and
held in escrow pending a new
agreement being reached and in
any case being non-returnable even
if no new agreement is reached for N/A

Carried
R K Harrison

Cooksville, Ontario,
January 25, 1965.

The regular meeting of Toronto Township Council was held in the Council Chambers on the above date. The meeting commenced at 1:30 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors V. Vignale, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were in attendance: Chief Administrative Officer, Mr. M. D. Henderson, Township Engineer, Mr.W. J. Anderson and Solicitor, Mr. K. H. MacDiarmid.

Minutes of the previous meeting were adopted as read.

DEPUTATIONS

RE: DIBLASIO BROTHERS CONSTRUCTION LIMITED - Mr. T. J. Dale appeared before Council to request that the decision on this proposal be deferred in order to permit a presentation to the General Committee. This matter was dealt with in the General Committee Report of January 18th, item #29.

RE: SKATING AREA ON CREDIT RIVER - Mr. R. Mortensen advised Council that he has had several telephone calls from members of the Federation of Ratepayers who would be happy to see this project abandoned due to the cost of same.

COMMUNICATIONS

The Ontario Municipal Board - Notice of appointment for hearing between Applewood Dixie Limited and the Corporation re expropriation of lands in part Lot 9, Con. 1, N.D.S., Burnhamthorpe reservoir. To be received.

The Town of Port Credit - Letter enclosing copy of resolution enacted by Council appointing Reeve Robert Speck of the Township of Toronto as representative for the west district on the Metropolitan Toronto Planning Board. To be received.

The Board of Education of the Township of Toronto - Letter from the Inspector of Public Schools requesting Township participation in Education Week - March 7-13 by a message to be published in local newspapers. A suitable notice is to be published for Education Week.

Weir & Metcalf, Barristers & Solicitors - Letter requesting deferment of decision re DiBlasio Brothers Construction Limited to permit appearance before the General Committee. This matter was dealt with in General Committee Report of January 18, 1965, item #29.

Department of Economics & Development - letter from the Minister, Hon. S. J. Randall, extending an invitation to all members of Council to attend Ontario's first international conference on regional development to be held at the Royal York Hotel on February 15, 16 and 17.

COMMITTEE REPORTS

On motion by Deputy-Reeve Murray, Council moved into Committee for presentation of Committee Reports; Councillor Searle in the Chair.

GENERAL COMMITTEE REPORT DATED JANUARY 13, 1965

This report was adopted as presented. Recorded vote requested on Item #20.

GENERAL COMMITTEE REPORT DATED JANUARY 18, 1965

In favour	Opposed
Vignale	Jenkins
Harrison	McKechnie
Murray	Searle
Speck	
McMillan	
Pickell	

CARRIED 6-3

RE: ITEM #24 - REGISTERED PLAN 550 - ERINDALE WOODLANDS - The recommendation on this item was amended to read as follows:

"That this clause be referred back to the General Committee for further consideration and that Mr. Elias be requested to attend the General Committee meeting at which this item will be considered."

RE: ITEM #29 - DIBLASIO BROTHERS CONSTRUCTION - This matter was referred back to General Committee for further consideration.

RE: ITEM #36 - FILE PROJECT 13-64 - LORNEWOOD DRAINAGE IMPROVEMENTS - The recommendation on this item was amended to read as follows:

"That the Lornewood Drainage Improvement Scheme be proceeded with on an enclosed pipe basis commencing at the Queen Elizabeth Highway and continuing east to the Hydro Electric Power line located north of Indian Road; and further, that portion of the drainage channel from the H.E.P.C. to Indian Road be constructed on an improved open channel basis and that the property agent be authorized to proceed with negotiations to acquire by expropriation if necessary."

RE: ITEM #37 - FILE T-15851 - United Lands Corporation Ltd.
FILE 94-63 - Centennial Programme (Thorn Lodge)

A recorded vote was requested on this item, with the following results:

Those in favour of the recommendation		Those opposed
Harrison	Speck	Vignale
McMillan	McKechnie	Jenkins
Pickell	Searle	Murray

CARRIED 6-3

A motion for recess was made at 2:40 p.m. and the meeting re-convened at 3:05 p.m.

BY-LAWS

A By-law to amend By-law Number 1735 (re R.P. 727) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5074.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5075. (Part of Britannia Side Road - Part Lot 5, Con. IV, E.H.S.)

A By-law to accept Easement Agreements (re Burnhamthorpe Feeder Main) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5076.

A By-law to authorize execution of an agreement for construction of a sanitary sewer, Township of Toronto (Elmford Construction for sewer in tunnel under Q.E.W. at Kipper Ave. - P.N. 56-64) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5077.

A By-law to accept a Deed of Land and Grant of Easement (re R.P. 727) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5078.

A By-law to establish certain lands as municipal highways (Duchess Drive, Harcourt Crescent, Melton Drive and Johnathan Drive) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5079.

A By-law to authorize the execution of an Engineering and Financial Agreement between Whitewood Construction Ltd., Belfast Investments Limited, Strongfield Construction Ltd. and the Corporation of the Township of Toronto, was read a first, second and thir d times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5080.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (Indian Road) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5081.

A By-law to repeal By-law Number 4814 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5082.

A By-law to accept a Deed of Land (Block C, R.P. 718) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5083.

A By-law to change the name of a public highway in the Township of Toronto (Part of North Service Road to Brentano Boulevard) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5084.

RE: ERINDALE DEVELOPMENTS LIMITED - MURRAY A. ELIAS

Mr. Elias appeared before Council to request Council's approval of 20 building permits, over and above the 1008 outlined in his present agreement, for single family dwellings in R.P. 550 and 609. Mr. Elias stated that he would be willing to pay the Township levy of $400.00 per unit.

On motion by Deputy-Reeve Murray, Council moved into Committee to consider this request; Councillor Harrison occupied the chair during this diacussion. It was felt by some members of Council that since Mr. Elias' agreement is being revised, no action should be taken on his request until a satisfactory agreement has been worked out. The following recommendation was made by the Committee:

> "That the Building Commissioner be requested to issue twenty (20) building permits on single family lots located in Reg. Plans 550 and 609, subject to the payment of $400.00 per unit, to be paid in accordance with Township procedure and held in escrow pending a new agreement being reached and in any case being non-returnable even if no new agreement is reached."

A recorded vote was requested with the following results:

Those in favour of the recommendation		Those opposed
Vignale		Harrison
Murray		Jenkins
Speck		Pickell
McMillan		
McKechnie	CARRIED 5-3	(Absent - Searle)

On motion by Councillor Jenkins, the Committee rose.

MOTIONS

Moved by: R. K. McMillan #2
Seconded by: Frank J. McKechnie

RESOLVED that General Committee Report dated January 13, 1965, be adopted as presented.

CARRIED

Moved by: C. M. Murray #3
Seconded by: Frank J. McKechnie

RESOLVED that General Committee Report dated January 18, 1965, be adopted as amended in items 24, 29 and 36.

CARRIED

Moved by: Frank J. McKechnie #4
Seconded by: R. K. McMillan

AND RESOLVED that the General Committee Report of January 25, 1965 re Bldg. permits for Murray A. Elias, be adopted.

CARRIED

Recorded Vote on #4

Those in favour of the motion	Those opposed
Councillor Vignale	Councillor Harrison
Deputy-Reeve Murray	Councillor Jenkins
Reeve Speck	Councillor Pickell
Councillor McMillan	
Councillor McKechnie	

Carried 5-3 (Absent - Searle)

Moved by: C. M. Murray #5
Seconded by: R. K. Harrison

WHEREAS the Township of Toronto has passed By-law 5030 for the purpose of amending certain sections of By-law 2813 and for the purpose of providing for the establishment of medical offices in a specific location notwithstanding the existing residential zoning; and

WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, an objection to the passing of this by-law has been received; and

WHEREAS in the opinion of the Township of Toronto, the objection is not a valid one;

BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 5030.

CARRIED

OTHER BUSINESS

RE: COMMITTEES - The Reeve suggested that since the Striking Committee had not been disbanded, it should convene to select a committee to deal with Conventions for the year 1965. A motion to this effect was made by Deputy-Reeve Murray. Motion carried.

RE: READING OF BY-LAWS - The Solicitor was requested to report on the legality of the present system of passing by-laws; i.e., three short readings and being taken as read.

RE: BUDGET COMMITTEE - In reply to his query, Councillor McMillan was advised by Reeve Speck that it would be in order for the present committee to continue checking accounts until the new committee comes into effect.

FORTHCOMING MEETINGS

Tuesday	January 26 - 7:30 p.m. -	Planning Board
Wednesday	January 27 - 10:00 a.m.-	General Committee
Friday	January 29 - 12:00 noon-	Luncheon at Oneida Club by B. A. Oil Co.
Monday or Thursday	February 1 - 4:30 p.m. -	Meeting with Malton Trustees
	February 4 - 7:30	
Wednesday	February 3 - 10:00 a.m. -	Parks Purchase Committee
Monday	February 8 - 10:00 a.m. -	Meeting of Council re meeting with Port Credit & Streetsville
Monday	February 8 - 1:00 p.m. -	Council meeting
	7:30 p.m. -	Council meeting
Monday	February 8 - 9:00 p.m. -	Meeting with Port Credit & Streetsville
Thursday	February 18- 9:00 p.m. -	Meeting with Credit Valley Conservation Authority.

A motion for recess was made at 4:00 p.m. with the meeting to reconvene at 7:30 p.m.

- -

The evening session commenced at 7:30 p.m. with the following members of council present: Acting Reeve Murray; Councillors Jenkins, McMillan, McKechnie, Pickell and Searle; Acting-Reeve Murray in the Chair.

RE: STREET NAME CHANGE FOR HARBORN ROAD BETWEEN GORDON DRIVE AND PARKER DRIVE

Mr. R. S. Holmes, Secretary of the Township Street Names Committee outlined the history of this proposed street name change and circulated

a sketch showing the location of this portion of Harborn Road in relation to other streets in the immediate area. He pointed out that the recommendation of the Street Names Committee was to name this portion of Harborn Road "Gullen Drive".

Acting Reeve Murray stated that there has been a recommendation from the General Committee that if there is no numbering confliction, the committee approve in principle re-naming this to "Parker Drive" and that the residents be notified of the consideration of such a by-law in order that they might express their wishes.

MR. B. G. HURST acted as spokesman for the residents and presented to Council a petition signed by 100% of the property owners residing on that portion of Harborn Road lying between Gordon Drive and Parker Drive. This petition states that the unanimous choice of the residents is to retain the name "Harborn Road", but that "Harborn Trail" would be acceptable as a compromise solution to this recurring question which has been under discussion since 1962.

Mr. Holmes explained that the technical staff endeavour to adhere to the Policy of the Township in avoiding street name duplications or similarities in order to avoid confusion for Fire Department, Police and other Township Departments who must some times answer emergency calls.

Councillor Searle suggested that if a deviation were allowed in this instance it might influence a decision which would create a critical situation in another area at some other time. Mr. Searle pointed out that the name Harborn Trail had been given considerable thought and study by all Departments concerned and it was felt better to use the name "Gullen".

It was the general consensus of opinion that since the two sections of Harborn Road are so close geographically, that naming the small section in question "Harborn Trail" was not likely to cause any serious consequences.

This matter was dealt with by resolution and by-law.

MOTIONS

Moved by: C. A. Pickell #6
Seconded by: R. K. McMillan

BE IT RESOLVED that that part of Harborn Road running in a southwesterly direction from Gordon Drive to Parker Drive be changed to Harborn Trail.

CARRIED

BY-LAWS

A By-law to change the name of a Public Highway in the Township of Toronto was read a first, second and third times, finally passed, signed by the Acting Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5085.

A By-law to authorize the execution of an agreement between Erna Fried and The Corporation of the Township of Toronto regarding connection to a storm sewer was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5086.

OTHER BUSINESS

RE: CUT IN DIXIE ROAD - Councillor McKechnie reported a very bad condition in this road just south of Bloor Street. The Deputy-Clerk was asked to report this matter immediately.

There being no further business before the Chair, the meeting adjourned at 8:25 p.m.

Reeve

Clerk

TOWNSHIP OF TORONTO INDUSTRIAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

January 25, 1965

MEMBERS PRESENT: Councillor C. D. Jenkins, Chairman, Reeve R. W. Speck, Deputy Reeve C. M. Murray

STAFF PRESENT: Messrs. M. D. Henderson, W. J. Anderson and G. Lummiss.

DEPUTATIONS:

Mr. Findani, together with representatives of Gurr & Setchell, his Consulting Engineers. As requested at the Industrial Committee meeting held on December 29/64, Township Engineers worked in conjunction with Consulting Engineers for Mr. Findani by reporting on the request made at that Committee to outline the services required for the industrial development which Mr. Findani wishes to undertake in the Malton area. Three reports were presented to the meeting; the first outlining the cost of services on all three phases, outlining in particular the services to be installed under the Local Improvement Act, the cost to be paid for by the developer, by the Public Utilities Commission and by the Township. The Township Engineer, W. J. Anderson, also presented a separate report dated January 22, 1965, outlining a policy proposal for industrial developments. The third report was submitted by Mr. Findani, outlining charges for the three phases to be borne by the developer, by the Township and by the P.U.C., and at a cost against the lands involved as a local improvement. The costs per acre for local improvement servicing outlined in the report dated January 13 mounted to $4,860.00 net per saleable acre. The net cash position

per acre for the developer amounted to $1,975.00 per acre averaged out for the three phases. Costs outlined in the Township Engineer's report dated January 22, 1965, indicated an average cost for local improvement services of $4,670.00 per saleable acre, and the cash position of the developer per saleable acre of $1,580.00. The Committee discussed the contents and the development proposals thoroughly with the developers present, and recommended as follows.

RECOMMENDATION:

1. That the amount of $6,555.00 outlined in Clause B, Item A(1) covering external sanitary sewers contained in the report dated January 13, 1965, be assumed by the Township.

2. That the $1,000.00 per acre levy be collected by agreement over a period of 20 years in the same manner as Municipal taxation.

3. Curbs estimated to cost $34,250.00 be paid by the developer on a cash basis.

4. All water mains are to be installed under the provisions of the Local Improvement Act as a total charge against the assessable frontage.

5. The Township is to assume the cost of the required road allowance from Indian Line westerly to Seventh Line required for this development.

RE: FILE T-16570 - E. S. MARTIN CONSTRUCTION LIMITED

Mr. Ferguson, President of E. S. Martin Construction Co., together with Mr. Quinton, attended before the meeting with their consultants, G. V. Kleinfeldt & Associates Ltd., represented by Mr. D. J. Williams and Mr. Donald Brooks. Mr. Williams acted as spokesman, and gave the location of the subject lands which are located on the east side of Erindale Station Road. The proposed development is for industrial purposes and contains approximately 60 acres. It was explained to this deputation that sanitary sewers will eventually be available for these lands and the first leg of the trunk is contained in the 1965 Budget. It was also explained that Gore & Storey are preparing a complete report on the suitability of septic tanks in this area.

It was also pointed out that the Ontario Water Resources Commission have retained British Engineering Consultants to prepare a complete report on sewer and water requirements for the section of Peel County south of No. 17 side road in the Township of Chinguacousy. Also, the Municipality have included an amount in the 1965 Capital Budget to commence the installation of the trunk sanitary sewer which would eventually serve this area. Mr. Ferguson indicated that he would be very willing to provide sand filter beds for temporary septic tank use pending the extension of sanitary sewers into this area.

RECOMMENDATION: That no action be taken on the proposal until the results of the Gore and Storey and British Engineering Consultants reports are known by Council.

RE: LEASE D.O.T. SHOWCASE - MALTON AIRPORT

The Committee were advised that the existing lease between the Department of Transport and the Corporation of the Township of Toronto for the right and privilege to use an advertising display showcase at the cost of $1,500.00 per annum would expire on the 1st day of March, 1965.

RECOMMENDATION: That this lease be not renewed.

The meeting adjourned at 12:15 p.m.

Cooksville, Ontario
January 27, 1965.

Minutes of a meeting of The Township of Toronto Industrial Committee held in the Council Chambers and commenced at 9:15 a.m.

MEMBERS PRESENT: Reeve R. W. Speck, Chairman, Deputy Reeve C. M. Murray, Councillors C. D. Jenkins, V. Vignale and R. K. Harrison.

STAFF PRESENT: Messrs. W. J. Anderson, M. [illegible] Henderson, W. M. Courtney and G. Lummiss.

Mr. Henderson requested that this meeting be convened for the purpose of considering a report prepared by the Ontario Water Resources Commission dated January 20, 1965 addressed to J. T. Hepburn Limited, 914 Dupont Street, Toronto. Mr. Smith of this firm asked that the Ontario Water Resources Commission survey their requirements covering sanitary wastes. The Commission recommended that all sanitary sewage from this proposed industry should be discharged to a Municipal sanitary sewer or by truck haulage. Mr. Anderson outlined the Municipal sewer proposal serving this parcel of land which is located on the west side of the 5th Line East. Total cost is estimated to be $57,000 and an additional $34,000 would be required to take the sewer northerly to serve the lands of Trailmobile, plus an additional $10,000 to put the sewer under the railway crossings. Trailmobile own 100 acres and Hepburn own 70 acres. The Committee discussed ways and means of working out arrangements for sharing the costs of these services and also general developments in the entire area.

RECOMMENDATION:

1. That a meeting be arranged between the Industrial Committee and representatives of Canadian Trailmobile Limited and John T. Hepburn Limited at separate times to discuss terms of agreement for the servicing of their lands.

RECOMMENDATION (Cont'd)

2. That the Industrial Commissioner arrange immediate options on the balance of the lands on the 5th Line East.

The meeting adjourned at 10:05 a.m.

GENERAL COMMITTEE MEETING, JANUARY 27, 1965

40. FILE T-16112 - T. DeGrandis

41. FILE 113-63 - Hydro Electric Power Commission (Nurina)

42. FILE REGISTERED PLAN 550 - Erindale Woodlands

43. FILE REGISTERED PLAN 711 - Erindale Woodlands

44. FILE OZ-34-64 - Jan Davies (Olmin Developments Limited)

45. FILE OZ-3-65 - Palmwood Construction Limited

46. FILE OZ-1-65 - Goldmar Development Limited

47. FILE OZ-36-64 - Quaser Limited

48. FILE T-16656 - Goldmar Development Limited

49. FILE T-16269 - Confederation Towers (G. V. Kleinfeldt)

50. FILE OZ-30-64 - Leo Mulder

51. FILE OZ-22-63, BY-LAW 4973 & T-15143 - Peter Stelmach

52. FILE 7-65 - Clerk's General (International Co-operation Year 1965)

53. FILE 105-61 - Etobicoke Township By-laws (#14697)

54. FILE 39-65 - Conventions (Municipal Memberships)

55. FILE 5-65 - Building General (Inspection re Possible By-law Violation Because of Double Occupancy)

56. FILE 2-65 - Appointments 1965 (Library Board)

57. FILE 58-62 - Malton Commuter Fares

58. FILE 4-65 - Board of Education (Report For 1964)

59. FILE 43-64 - Road Closings General (Canterbury Road)

60. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove)

61. FILE 300-60 - Divisions of Land, Tomken Road (Boyd Property)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

JANUARY 27, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, Vignale, Harrison, McMillan, Searle, McKechnie & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 4

ITEMS CONSIDERED:

40. **FILE T-16112 - T. DEGRANDIS (#162)** - The Committee was advised that this is a proposed plan of subdivision located north of the C.N.R., between Mississauga Road and Kane Road. It has 22 proposed lots all of which are zoned R3. The plan was released for processing by Council on March 16, 1964. Mr. F. J. Greenwood, solicitor for the applicant, attended the Committee's meeting to discuss matters pertaining to this development. Mr. Greenwood, Mr. DeGrandis and Mr. Tarasick represented the subdivision. The Deputy Director of Planning and the Township Engineer also attended for the discussion on this item. Mr. Greenwood informed the Committee that the Planning Board Staff had considered the plan and suggested a new road between Kane Road and Mississauga Road further north from the Mississauga Road Underpass. The new proposal would permit the same number of lots but of a lesser size than proposed on the original plan. Mr. Greenwood objected to this new proposed road

because of the cost and in his opinion, would be used more by Texaco, who owns land to thewest, than people living in the proposed subdivision. Therefore, his client should not be requested to construct it. The Deputy Director of Planning advised the Committee that the reason for suggesting the new road was to place the intersection of this road with Mississauga Road at a safer distance from the underpass. The Township Engineer suggested that the possibility of Mississauga Road being widened, thus the widening of the underpass, should be taken into consideration because if this happened, the road along the north side of the railroad tracks onto Mississauga Road, would not be able to have access onto Mississauga due to the change in the grades. The Committee discussed the points raised by the Staff at some length and agreed that it is hoped that Mississauga Road will remain a two lane residential street.

RECOMMENDATION: That the new road as suggested by the Planning Board Staff on proposed plan of subdivision T-16112, T. DeGrandis, be not required; and further, that the processing of the plan be continued in accordance with the road pattern on the plan when it was first submitted to the Municipality.

41. FILE 113-63 - HYDRO ELECTRIC POWER COMMISSION (MARINA) (#860) - The Committee was reminded that the most recent consideration to the possibility of having a marina in the vicinity of the Hydro Generating Station and Water Purification Plant, was at the General Committee's meeting on December 16, 1964, and Council's meeting on December 29, 1964.

It was decided, at that time, that the Township Engineer be authorized to engage a consultant experienced in the field of small boat harbours to meet with the Council and discuss the practicability of locating small boat facilities on the Township Water Front. Mr. Anderson and Mr. M. A. Elson of Douglas, Bruce & Associates, attended the Committee's meeting. Mr. Anderson advised the Committee of Mr. Elson's background and experience in the field of small boat facilities and it was agreed that he was well qualified in the field. Further discussion took place regarding locations, costs, size of project, type of accommodation, and the cost of carrying out a study. It was suggested by the Committee that the project should include a launching area, mooring facilities (overnight as well) and marine service station facilities. Mr. Elson pointed out that it would be necessary to carry out a needs survey for the area and in order to carry out the studies necessary to determine proper location of such a facility, most of the work would have to be done during the summer, except for information that can be taken from maps and charts and that the cost of such a study would be on a per diem basis according to the classification of personnel working on it.

RECOMMENDATION: That a committee be struck to formulate terms of reference, taking into consideration remarks by Mr. Elson so that a provision can be made in the 1965 Budget for the study of location and need of small boat facilities on the Township of Toronto Waterfront.

42. **FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS (#24)** - At the General Committee's meeting on January 18, 1965, the following recommendation was forwarded to Council:

"That the Township's Chief Administrative Officer prepare an agreement for the development of the vacant lands remaining in the Erindale Woodlands development which were originally contained in the agreement dated July 13, 1954, on the following basis:

1. That commencing with the lands referred to as Phase 2 in the agreement dated July 13, 1954, Mr. Elias will pay to the Township, all levies presently required by the Township on residential development, except for the $1,000.00 per acre.

2. That the services be installed in Mr. Elias' industrial land south of the Burnhamthorpe Road under local improvement.

3. That Mr. Elias agree to sell his industrial lands south of the Burnhamthorpe Road at a fixed price of $6,000.00 per acre.

4. That the Township's Chief Administrative Officer negotiate with Mr. Elias for the purchase of the vacant lands bounded by Burnhamthorpe Road on the north, Credit Woodlands on the west, Annapolis Avenue and Freeport Drive on the south, and the C.P.R. railway line on the east, for park purposes.

5. That Lot No. 330, Plan 550 be deeded to the Township as part of the 5% land dedication, free of charge."

It was necessary to have Mr. Elias come back to the General Committee meeting on January 27, 1965, because some of the above points could not be negotiated. Mr. Henderson raised two questions as a result of his meeting with Mr. Elias:

1. Is the payment of $1,000.00 per gross acre applicable to industrial land?

2. Is the negotiation for the acquisition of the land referred to under Item #4 above, part of the agreement or is it a separate item?

The Committee considered these points before Mr. Elias attended the meeting. It was agreed that Mr. Elias should be asked if he would agree to the following:

1. That the $1,000.00 per gross acre be paid on 75 acres of industrial land.

2. That Mr. Elias be permitted to sell his industrial land for $7,200.00 per acre in accordance with his request.

3. That the negotiation of lands for park purposes as set out in Item #4 of the previous report, not be part of the agreement.

4. That Lot 330, Plan 550, be deeded to the Township, free of charge.

5. That the Recreation and Parks Department be requested to consider and report to the General Committee on the available park facilities to the people in Erindale Woodlands; and further, that the question of parks should not be a point of consideration in the new agreement.

Mr. Elias was invited into the meeting and advised of the above suggestion. Mr. Elias made only one request insofar as the new agreement is concerned when he asked that the payment of the $1,000.00 per gross acre on industrial lands be amortized over twenty years.

RECOMMENDATION: That the Township Chief Administrative Officer prepare an agreement for the development of vacant lands remaining in Erindale Woodlands development and the 75 acres of industrial land which were originally contained in the agreement dated July 13, 1954, on the following basis:

1. That commencing with the lands referred to as Phase 2 in the agreement dated July 13, 1954, Mr. Elias will pay to the Township all levies presently required by the Township on residential development, except for the $1,000.00 per acre.

2. That the services be installed in Mr. Elias' industrial land south of the Burnhamthorpe Road under local improvement.

3. That Mr. Elias agree to sell his industrial land south of Burnhamthorpe Road at a fixed price of $7,200.00 per acre.

4. That Mr. Elias agree to pay to the Township $1,000.00 per gross acre on the 75 acres of industrial land located south of Burnhamthorpe Road.

5. That Lot 330, Plan 550, be dedicated to the Township of Toronto free of charge.

6. That the Recreation and Parks Department be requested to consider and report to General Committee on the availability of park facilities to the people in Erindale Woodlands; and further, that the question of parks be not a point of consideration in the new agreement.

43. **REGISTERED PLAN 711 - ERINDALE WOODLANDS** - When Mr. Elias was present discussing his new proposed agreement for vacant lands in Erindale Woodlands, he requested that the Committee recommend to Council the release of additional building permits for lots already registered on the strenghth of the proposed new agreement.

RECOMMENDATION: That the request by Mr. Elias for additional permits be refused pending the signing of the new proposed agreement.

44. **FILE OZ-34-64 - JAN DAVIES (OLMIN DEVELOPMENTS LIMITED)** - This application is a request for an amendment to the Zoning By-law to provide for the development of certain property on the basis of RM7D3. The property is located on the west side of Camilla Road, north of Q.E. Way and the H.E.P.C. Line. The site has an area of approximately 11.5 acres. The Planning Board considered this application at its

meeting on January 19, 1965, when it decided to adopt the Staff report; and further, that Council be requested to hold any public meeting which may be deemed necessary in respect of this application. The conclusion contained in the Staff report stated that the proposed change in zoning and recommended change to Greenbelt conform with the general land use policy of the Township for this particular area; and further, should be approved. The conclusion further suggests that the height limit of two storeys be imposed for the most easterly 125' of the subject property and that prior to the passing, by Council, of the necessary by-law to amend the zoning by-law, a financial and engineering agreement be executed.

RECOMMENDATION: That the owners of property within a radius of 300' of the property under consideration, be advised that further consideration will be given by Council to this application at its meeting on February 8, 1965, at 7:00 p.m.

45. OZ-3-65 - PALMWOOD CONSTRUCTION LIMITED - This is an application requesting a change of the Zoning By-law from Residential R4 and RM7D4 to RM7D5 to permit the construction of apartments. The property on which this application is made is located on the north side of Lakeshore Road, immediately west of Fergus Avenue and south of St. James Avenue. The Planning Board considered the application at its meeting on January 19, 1965, when it decided to adopt the Staff report; and further, that Council be requested to hold any public meeting which may be deemed

necessary in respect of this application.

RECOMMENDATION: That the owners of property within a radius of 300' of the lands under consideration, be notified that further consideration will be given to the application by Council at its meeting on February 8, 1965, at 7:00 p.m.

46. FILE OZ-1-65 - GOLDMAR DEVELOPMENT LIMITED - This is an application requesting a comprehensive change of the Official Plan and Zoning By-law from R3, R4, Greenbelt and M1 to R3, RM1, RM7D2, RM7D1 and O1, to facilitate the development of an area coveredby proposed plan of subdivision T-16656. The Planning Board considered this application at its meeting on January 19, 1965, when it decided to recommend that the application be approved and that Council be requested to hold any public meeting which it deems necessary in respect to the application.

RECOMMENDATION: That the owners of property within a radius of 300' of the lands under consideration, be notified that Council will be giving further consideration to the application at its meeting on February 8, 1965, at 7:00 p.m.

47. FILE OZ-36-64 - QUASAR LIMITED - This is an application requesting a change of the Zoning By-law from R1 to RCL3 to permit a nursing home by special by-law on property located on the west side of Highway #10, immediately south of Upper Middle Road and the H.E.P.C. Line (Highway #10 frontage of the South Peel Hospital). The Planning Board considered the application at its meeting on January 19, 1965, when it decided to recommend that the proposed change in zoning from R1 to RCL3 be approved

subject to the execution of a financial agreement and engineering agreement and the enactment of a special by-law limiting the use of the land to a nursing home in conformity with the provisions of the site plan.

RECOMMENDATION: That the owners of property within a radius of 300' of the lands under consideration be notified that further consideration will be given to this application by Council at its meeting on March 8, 1965, at 7:30 p.m.

48. FILE T-16656 - GOLDMAR DEVELOPMENT LIMITED - This is a proposed plan of subdivision referred to in a previous item, File OZ-1-65. The subdivision is located in the North Dixie Area, immediately south of proposed Bloor Street, midway between Dixie Road and the H.E.P.C. Line. The Planning Board considered the application at its meeting on January 19, 1965, when it decided to recommend that the proposed plan be released for processing after Council has made its decision regarding the zoning amendment application.

RECOMMENDATION: That proposed plan of subdivision T-16656, Goldmar Development Limited, be released for processing after Council has made its decision regarding the zoning amendment application, OZ-1-65. This is as recommended by the Planning Board.

49. FILE T-16269 - CONFEDERATION TOWERS (G. V. KLEINFELDT) - This is a proposed plan of subdivision located west of Highway #10, south of Floradale Drive. It is proposed to develop the property in accordance

with the proposed zoning categories under consideration in File OZ-13-64. The Planning Board considered the application at its meeting on January 5, 1965, when it decided to recommend that the proposed plan be released for processing. The zoning application was considered at the Committee's meeting on January 13, 1965, when it was decided to adopt the Planning Board's recommendation of approval. The recommendation on zoning went before Council on January 25, 1965, when it was approved.

RECOMMENDATION: That proposed plan of subdivision T-16269, Confederation Towers (G. V. Kleinfeldt) be released for processing.

50. FILE OZ-30-64 - LEO MULDER - The Committee was advised that an application was received from Leo Mulder for a change of the Zoning By-law to permit the development of apartments on lands located on Cawthra Road, north of Arbor Road. Since this was an application for only a change of the Zoning By-law, the applicant paid a $75.00 fee. In a letter dated January 15, 1965, the applicant advised that: "With regard to the above property, we would like you to withdraw our zoning application and return the $75.00 deposit to us." The Committee was advised that it had been checked with the Planning Board Staff to determine that work did not commence to any great extent on this application and it was agreed that the application fee should be returned.

RECOMMENDATION: That the application OZ-30-64 - Leo Mulder, be withdrawn; and further, that the application fee of $75.00 be returned to J. H. Lambert.

51. FILE OZ-22-63 - PETER STELMACH
FILE BY-LAW 4973 - PETER STELMACH (#837)
FILE T-15143 - PETER STELMACH -

The zoning application is a request for an amendment to the Official Plan and Zoning By-law from Commercial C1 to Residential R3 and a change of the Zoning By-law from R2 to R3. All of the lands under consideration in this application are located south of Highway #2 and east of Clarkson Road. The proposed plan of subdivision T-15143 is also under consideration on these lands. The zoning application was approved and a By-law 4973 was passed and processed. When the by-law was sent to the property owners in the area, a joint objection was received. Copy of this objection was referred to the Planning Board Staff for consideration and certain negotiations and meetings have taken place on this matter. A copy of each of the following was before the Committee for its consideration:

1. A copy of the By-law circulated to the persons owning property within a 300' radius of the property under consideration.

2. A copy of the joint objection received from the persons owning property on Meadowwood backing up onto the property in question.

3. A copy of the memo dated January 11, 1965, from the Director of Planning setting out the negotiations carried on by his Staff on this matter.

One of the points that required consideration by the Committee, was the road pattern because the objection received deals more with the road pattern problem than it does with zoning. The Deputy Director of Planning attended the Committee's meeting and pointed out that he and Councillor Harrison had met with some of the residents in the area

to discuss the future development of the rear portion of their lots. Mr. Montague showed a copy of a sketch of a road pattern which would provide access to these lots. The new road pattern which could be used, deletes the necessity of the cul-de-sac in the Stelmach lands and takes the main road in the Stelmach Plan down along the easterly end of the Stelmach property to the south-east corner and then back in a westerly direction to pick up the rear portion of lots which are immediately south of the Stelmach lands.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That a resolution be passed by Council requesting the Ontario Municipal Board to approve Restricted Area By-law 4973.

2. That the Department of Municipal Affairs be requested to amend the road pattern on proposed plan of subdivision T-15143, Peter Stelmach, in accordance with the scheme as presented and considered at this meeting.

3. That all of those persons who objected to By-law 4973 and those persons who attended the meeting held by Councillor Harrison and the Deputy Director of Planning to discuss this by-law, be notified that this matter will come before Council for final consideration at its meeting on March 8, 1965, at 7:30 p.m.

52. FILE 7-65 - CLERKS GENERAL (INTERNATIONAL CO-OPERATION YEAR 1965) -

The Committee considered a letter from Mr. Geo. S. Mooney, Executive Director for the Canadian Federation of Mayors and Municipalities. The letter requested that the Municipality issue an official statement recognizing the Year of International Co-operation and inviting the citizens in the community to take part through their own organizations. A copy of the suggested draft of the proclamation and a copy of the comments on United Nations International Co-operation Year (Canada) were before the Committee and are contained in the above file.

RECOMMENDATION: That the Township of Toronto issue an official proclamation recognizing the year of International Co-operation and inviting the citizens in the community to take part through their own organizations; and further, that there be one insertion of the proclamation in each of the three local newspapers: the Port Credit Weekly, the News-Review and the Times and Conservator, and the size of this proclamation is not to be larger than the space that can be purchased for $25.00.

53. FILE 105-61 - ETOBICOKE TOWNSHIP BY-LAWS (#14697) - The Committee was advised that a notice had been received of Etobicoke Township's application to the Ontario Municipal Board for approval of the above by-law to provide for the development of multiple houses in accordance with an approved site plan. The Planning Board Staff considered this by-law and found that this Municipality should have no objection to the passing of the by-law.

RECOMMENDATION: That no action be taken by this Municipality with regard to Township of Etobicoke By-law 14697.

54. FILE 39-65 - CONVENTIONS (MUNICIPAL MEMBERSHIPS) - The Committee was advised that notices have been received from:

1. Canadian Federation of Mayors and Municipalities;
2. The Association of Ontario Mayors and Reeves;
3. The Ontario Traffic Conference;

that the Municipality's membership fees are now due. The membership

fees are as follows: $934.00, $110.00 and $100.00 respectively. The Committee was requested to consider whether or not the Municipality should continue as a member of these associations and conferences.

RECOMMENDATION: That the Township of Toronto continue as a member of:

1. The Canadian Federation of Mayors and Municipalities;
2. The Association of Ontario Mayors and Reeves;
3. The Ontario Traffic Conference;

and further, that the fees be paid.

55. FILE 5-65 - BUILDING GENERAL (INSPECTION RE POSSIBLE BY-LAW VIOLATION BECAUSE OF DOUBLE OCCUPANCY) -

The Committee was advised that Mr. Reddington's Department was recently asked by the Council to investigate a suspected two family dwelling at 445 Claircrest, Lot 5, Plan 617. The property is zoned R3. The result of the investigation by Mr. Reddington's Department shows that: "My inspection discloses no contravention of any Zoning By-law and the plumbing included has been installed under permits issued during the construction of the building".

RECOMMENDATION: That the above information be received and filed.

56. FILE 2-65 - APPOINTMENTS 1965 (LIBRARY APPOINTMENT) (#12) -

When the appointments went through on Monday, January 11, 1965, Mr. L. McNeice was appointed to the Township of Toronto Library Board for the year 1965. The Committee was advised that an error had been made in that Mr. McNeice replaces Mr. Mepham who was appointed to fill out another term which ended at the end of 1964. All new appointments to

the Library Board must be for a term of three years.

RECOMMENDATION: That Mr. McNeice's appointment be ratified for a term of three years being 1965, 1966 and 1967, with the termination date being February 1, 1968, according to the terms of the Library Act.

57. FILE 58-62 - MALTON COMMUTER FARES - Councillor McKechnie requested that the Committee considered the possibility of arranging for commuter fare tickets for the residents in the Malton Area which are commuting from the Malton Station into Toronto.

RECOMMENDATION: That the Planning Board Staff confirm the number of people using the station at Malton for commuter purposes and that a letter be sent to the C.N.R. requesting consideration of commuter fares from Malton, and a copy of this letter be sent to the Committee on Transportation in Metropolitan Toronto.

58. FILE 4-65 - BOARD OF EDUCATION (REPORT FOR 1964) - The Committee was given a copy of the report from the Director of Education dated January 4, 1965. The Committee was advised that this is for the Committee's information only.

RECOMMENDATION: That the report from the Director of Education for 1964, be received and filed.

59. FILE 43-64 - ROAD CLOSING GENERAL (CANTERBURY ROAD) - The Committee was advised that By-law 1435 was passed on April 1, 1949, to close that portion of Canterbury Road between Marf Avenue and the C.N.R. The Township has had some correspondence with the adjoining owners suggesting

that this land be conveyed to them and upon investigation, it has been found that By-law 1435 was not properly processed to close the road. The Public Utilities Co-ordinating Committee has considered this matter and in a memo dated January 7, 1965, from Mr. Anderson, it is pointed out that the Bell Telephone Co. requires an easement for its services. In the same memo, it was stated that the Manager of the P.U.C. suggested that the road should not be closed because, in his opinion, it might be required for road purposes in the event that the Municipality and the C.N.R. ever put an underpass at this location. The Committee considered the comment from the Manager of the P.U.C. and agreed that it was not likely that this road would ever be used for that purpose.

RECOMMENDATION: That the portion of Canterbury Road between Marf Avenue and the C.N.R. be closed; and further, that the Bell Telephone Co. be advised that they should make arrangements with the Municipality for an easement over a portion of this road allowance for their service prior to the Municipality taking any steps to dispose of this land.

60. FILE 126-64 - WALKWAY FROM WATESKA BOULEVARD TO INDIAN GROVE (#859) -

A memo, from the Property Agent dated January 14, 1965, regarding his negotiations with the owners of property on Wateska Boulevard side of the walkway, was before the Committee for its consideration. The Committee was advised that Mr. Wilkinson has not completed his negotiations with the lady who owns the property on the Indian Grove side of the walkway but expects that he will have some reply on this in the near future.

RECOMMENDATION: That further consideration of the Property Agent's letter dated January 14, 1965, be deferred until all negotiations on this walkway are completed, and the following are submitted:

1. An offer from Mr. Bowden for the sale of Lot 9;

2., An offer from Mr. Grubmayer for the purchase of that portion of Lot 9 left after the walkway is created;

3. An offer from Mrs. Bennett for the sale of the portion of her property required for the walkway.

61. FILE 300-60 - DIVISIONS OF LAND, TOMKEN ROAD (BOYD PROPERTY) (#529) -

At the Planning Board's meeting on June 23, 1964, consideration was given to the application by Mr. & Mrs. Boyd for a division of land which involved a road widening on Tomken Road. The General Committee considered a copy of a letter dated June 24, 1964, from the Planning Board to Mr. A. J. C. O'Marra pointing out the Board's decision and the conditions of approval. Mr. O'Marra attended the General Committee's meeting regarding the condition which requires the transfer of land to the Township for the widening of Tomken Road. He pointed out that the parcel of land from which the widening is required is over 300' in length and the widening required is 84' in depth at one end and 20' in depth at the other. It was decided to refer this matter to the Township Manager and the Township Engineer for consideration and report back to the General Committee. The Committee was advised that investigation had been carried out and it had been found that the parcel of land in question has an area of .093 acres, after the normal 10' widening has been dedicated. Mr. O'Marra suggested that the price received by Mr. & Mrs. Boyd for the parcel of land from which the widening is being

taken, should be the price per acre for the portion that the Township is acquiring. The Committee was advised that the road widening required at this location continues north to the Burnhamthorpe Road through two other parcels of land on which no price has been established and one of the parcels has a house located in such a manner that the road widening would require the removal of it.

RECOMMENDATION: That further consideration of this item be deferred until the Staff has had a further opportunity to discuss the matter with Mr. O'Marra.

The meeting adjourned at 4:00 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T. 143

RESOLUTION

February 8 SESSION 1965 No.

MOVED BY

SECONDED BY

BE IT RESOLVED that Item #43 on Report #4 dated January 27, 1965, be amended to read as follows:

FILE REGISTERED PLANS 550 & 609 - ERINDALE WOODLANDS - When Mr. Elias was present to discuss his new proposed agreement for vacant lands in Erindale Woodlands, he pointed out that at a previous Council meeting, he had received a release for 20 additional lots, subject to him paying $400.00 per unit and he requested that the Committee recommend to Council, the release of still more lots on the same basis on the strength of the proposed new agreement.

RECOMMENDATION: That the request by Mr. Elias for additional permits over and above the 1,008 permitted in the agreement and the additional 20 released by Council, be refused pending the signing of the new proposed agreement.

carried

T-143

RESOLUTION

Feb 8 SESSION 19 65 No.

MOVED BY Trow Peck

SECONDED BY

Amendment Clause 59, Senate Committee report of Jan 27/65.

That this project be abandoned.

carried A Pickell

GENERAL COMMITTEE MEETING, FEBRUARY 1, 1965

62. FILE 42-65 - Fire Department General (Fire By-law 4367)

63. FILE 8-65 - Complaints (Skunk Problem)

64. FILE 38-65 - Street Names Committee (Report)

65. FILE 59-65 - Credit Valley Conservation Authority (Annual Report)

66. FILE 25-65 - Works & Engineering General (Anti-Corrosion Additives)

67. FILE BY-LAW 4636 - Wyndholme Co. Limited (OZ-38-63)

68. FILE OZ-21-64 - R. P. G. Pennington (K. D. Robb)

69. FILE PROJECT 19-64 - Sidewalk Construction 1964 (Mississauga Road)

70. FILE 16-65 - P.U.C. General
FILE REGISTERED PLAN 696 - Jaguar Home Builders

71. FILE OZ-6-64 - Springbrook Builders Limited

72. FILE 113-63 - H.E.P.C. General (Marina)
FILE 39-65 - Conventions 1965

bc

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

FEBRUARY 1, 1965

THOSE PRESENT: Reeve Speck, Councillors Jenkins, Harrison, Vignale, McKechnie, Searle, Pickell and McMillan.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 5

ITEMS CONSIDERED:

62. **FILE 42-65 - FIRE DEPARTMENT GENERAL (FIRE BY-LAW 4367)** - The Committee considered a letter from the Fire Chief regarding the issuing of permits for open fires and the control of same during the period of October, 1963 to September 1964. The Fire Chief suggested that By-law 4367 be rescinded and that the control of open fires be the responsibility of the County Air Pollution Control. Chief Braithwaite and Captain Bayliss attended the Committee's meeting for the discussion on this item. Chief Braithwaite pointed out to the Committee that under the present procedure, the Fire Department checks with the Air Pollution Control Office to determine whether or not a permit should be given and his proposal is simply to reverse the procedure and have the Air Pollution Control Office issue the permits after they have checked with the Fire Department to determine whether or not the proposed fire is dangerous. According to Chief Braithwaite, the greatest problem in the Township

with open fires is air pollution. The Committee was concerned about the problems that arise because of the lack of staff in the Air Pollution Control Department which is now under County Council.

RECOMMENDATION: That further consideration of this item be deferred pending a report as a result of a meeting between the Fire Department and the Air Pollution Control Officer of the County, for the purpose of considering By-law 4367 and any necessary changes to it.

63. **FILE 8-65 - COMPLAINTS (SKUNK PROBLEM) (#10)** - Chief McGill and Deputy Chief Kivell attended the Committee's meeting to discuss matters pertaining to the control of skunks in some areas of the Township. Chief McGill told the Committee there are a lot of skunks in some areas of the Township, especially in the south end and as a result of tests, it has been determined that some of the skunks are rabid. He further pointed out that his men have, whenever possible, shot the skunks with shot guns but he is still concerned about the spread of the disease to pets and possibly, people. The Committee discussed such things as the possibility of trapping the skunks, setting up a clinic for the inoculation of pets, methods of warning people to be careful and asking adjoining municipalities to co-operate. In a telephone conversation on February 3, 1965, Chief McGill advised that letters were going out to all of the schools in the Township with a request that the children be properly notified of the problem and that the children notify their parents that pets should be kept in the house. He also stated that the radio stations in the area were giving co-operation and he hoped that the local newspapers would assist.

RECOMMENDATION: That the Township's Chief Administrative Officer be authorized to take any steps that he feels necessary to control the problem; and further, that the problem be brought to the attention of adjoining municipalities with a request that they co-operate with the Township of Toronto in its attempt to safeguard persons and pets.

64. FILE 38-65 - STREET NAMES COMMITTEE (REPORT) (#2) - The Committee considered a copy of the report from the Street Names Committee meeting dated January 21, 1965. A copy of the report is contained in the above file. Items 1, 2 and 5 require consideration by the Committee. Item #1 pointed out that the Street Names Committee had given consideration to the report of a special committee, copy of which is contained in the above file, which had been established to consider ways and means of securing additional street names for use in the Township of Toronto. The Street Names Committee recommended that the report from the special committee be received and filed and that it be sent to the General Committee for consideration and adoption.

Item #2 dealt with the renaming of Third Line West. The Street Names Committee recommended that the Third Line West running in a northerly direction from the Burnhamthorpe Road to Steeles Avenue, be named Creditdale Road and that if this name meets with the approval of Council and a by-law is passed, that the Township of Chinguacousy be requested to name the Third Line West in Chinguacousy as the Creditdale Road.

Item #5, the Street Names Committee recommended that the necessary authority be secured from Council so that a special committee from the

Street Names Committee could approach Metro to negotiate the renaming of Derry Road, and at the same time, request Metro to change the name of Dixon Road to Airport Road.

The General Committee considered these items and made the following recommendation:

RECOMMENDATION:

1. That the Street Names Committee recommendation on Item #1 of report dated January 21, 1965, be adopted.

2. That the Street Names Committee recommendation on Item #2 of report dated January 21, 1965, be amended to read as follows:

   That the Street Names Committee be requested to give further consideration and report back to the General Committee on the name Creditview Road for that portion of the Third Line West running in a northerly direction from the Burnhamthorpe Road to Steeles Avenue.

3. That the Street Names Committee recommendation on Item #5 of report dated January 21, 1965, be adopted.

65. FILE 59-65 - CREDIT VALLEY CONSERVATION AUTHORITY (ANNUAL REPORT) -

The Committee was advised that a copy of the minutes for the 83rd meeting of the Credit Valley Conservation Authority held at Terra Cotta on January 21, 1965, and a copy of the Auditor's Report for 1964, are contained in the above file and are available to any member of Council wishing to see them.

RECOMMENDATION: That the information contained in the Credit Valley Conservation Authority minutes for the 83rd meeting on January 21, 1965, and the Auditor's Report for 1964, be received and filed.

66. FILE 25-65 - WORKS & ENGINEERING GENERAL (ANTI-CORROSION ADDITIVES)

The Committee considered a report from the Township Engineer dated January 22, 1965, on the question of anti-corrosion additives. The Engineer, with the assistance of the Department of Highways, has studied the matter and recommended that a resolution should be submitted to the Ontario Good Roads Association so that all salting operations throughout the Province would be required to use the inhibitor to make the programme effective.

RECOMMENDATION: That a resolution be submitted to the Ontario Good Roads Association so that all salting operations throughout the Province would be required to use the inhibitor to make the programme effective; and further, that the Department of Highways be so advised.

NOTE: The following are two suggested resolutions for Council's consideration:

1. AND RESOLVED that the Department of Highways of Ontario be requested to withdraw subsidy payments on salting operations for winter control if the salt so used does not contain a minimum of 1% of an approved rust inhibitor.

2. AND RESOLVED that the Township of Toronto is willing to use rust inhibitors in its salting operation provided it is shown that they are reasonably effective.

67. FILE BY-LAW 4636 - WYNDHOLME CO. LIMITED (OZ-38-63) (#187) - The Committee considered a letter dated January 21, 1965, from Davis, Davis & Webb, requesting that the by-law be forwarded to the Ontario Municipal Board notwithstanding the request of the Department of Highways that the matter be deferred. The Committee was advised that when the by-law was processed, some objections were received, one from the Department of

Highways. A letter from the Planning Board Staff was read to the Committee in which it was pointed out that the Planning Board Staff had verbally checked with the Department of Highways and had been informed that the building permit for the Wyndholme Property had now expired. However, Mr. Webb suggested that his client will construct a building in such a location that a Department of Highways of Ontario Building Permit is not required. The temporary access permit to the North Service Road is effective until January 1, 1966. The Department of Highways of Ontario still suggests that the consideration of the zoning should be deferred until the final traffic data has been obtained and the interchange design has been completed. It was the Committee's opinion that questions such as the future of the interchange should be left for the consideration of the Ontario Municipal Board.

RECOMMENDATION: That a resolution be passed by the Township of Toronto pointing out that the objections to the passing of By-law 4636 have been considered by Council and request the approval of the By-law by the Ontario Municipal Board.

SUGGESTED RESOLUTION:

WHEREAS By-law 4636 has been processed in accordance with the procedure laid down by the Ontario Municipal Board; and
WHEREAS certain objections have been received; and
WHEREAS the Municipality has considered these objections; and
WHEREAS in the opinion of the Council, the objections are not reasonable because: 1) all of the objectors, with the exception of the Department of Highways, have requested that their property be included, however, no application has been received from them to officially request the change of their property; and 2) the Department of Highways has requested that the application be held up until June 1965 pending a decision on the design of the intersection;
BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of By-law 4636.

68. FILE OZ-21-64 - R. P. C. PENNINGTON (K. D. ROBB) (#814) - The Committee was advised that this is an application requesting a change of the Zoning By-law from R3 to RM1 and R3 to RM7D3 on the North Service Road at the end of Selsey Drive. In a letter dated January 20, 1965, a copy of which was attached to the agenda, Mr. Pennington advised that his client is prepared: "to concede that three single family lots will be left both north and south of the proposed extension of Selsey Drive, between the existing single family lots and the proposed semi-detached lots". The Committee was reminded that a public meeting was held on this application and that the decision from that meeting was that the application be deferred until the applicant prepares a site plan for the development of the proposed plan for the consideration of Council on November 23, 1964, at 7:30 p.m. Because the information required for further consideration of this plan was not available, it was felt that it would not be of any benefit to bring the developer and the residents of the area to the November 23 meeting. Therefore, on November 19, 1964, a letter was sent to all of the residents on the mailing list advising them that further consideration of the item had been postponed until a future date at which time they would be given one week prior notice of the meeting. Councillor Searle suggested that the biggest objection from the residents was not to the apartment development but rather the proposal to have semi-detached houses on Selsey Drive.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the requested change from R3 to RM1 in file OZ-21-64 on the extension of Selsey Drive, be refused; and further, that the

applicant be advised that if his plan is to proceed, the extension of Selsey Drive must be developed on single family R3 lots.

2. That the request for a change of the Zoning By-law from R3 to RM7D3 in File OZ-21-64, be approved; and further, that the residents owning property within a radius of 300'of the property under consideration in the application, be notified of the meeting at which Council will consider the amending zoning by-law.

NOTE: The notice of this meeting will also go to the six persons who attended Council's meeting on November 23, 1964, who do not own property within a radius of 300' of the land under consideration.

69. FILE PROJECT 19-64 - SIDEWALK CONSTRUCTION 1964 (MISSISSAUGA ROAD) (#462)

At the General Committee's meeting on June 8, 1964, a local improvement report for the construction of a concrete sidewalk on Mississauga Road from Atoka Drive to the C.N.R. overpass, was considered. The report was recommended to and adopted by Council. At that time, the estimated cost of the project was $15,000.00. Since that time, further negotiations have been carried on with the County Works Department so that the sidewalk is constructed at the same time as the road reconstruction. Since the contract for the reconstruction of the road has been called, the County has been able to supply the Township with a more accurate estimate of the cost of constructing the proposed sidewalk, which is $11,200.00. The Township Engineer has checked the unit price bid and found that this is a reasonable cost. It was also pointed out to the Committee that a storm drain is required from the end of Kane Road, across Mississauga Road and this should be done at the same time as the road reconstruction work is carried out.

RECOMMENDATION: That the following resolution be passed by Council:

"AND RESOLVED that the acceptance by Peel County of the tender from Brunell & Co. Construction Limited in the amount of $225,836.50, this

being the lowest tender received for contract 2A-64, the reconstruction of Mississauga Road, be concurred with. The award being subject to the approval of the Department of Highways."

70. FILE 16-65 - P.U.C. GENERAL
FILE REGISTERED PLAN 696 - JAGUAR HOME BUILDERS - The Committee was advised that it is the intention of the Public Utilities Commission to construct a connecting link in the watermain from Highway #10 through to Jaguar Valley Drive, on the alignment of the existing portion and proposed portion of Peak-O-Dawn Road. Two easements have been negotiated: one from Mr. Dick; the other from Mr. Schrenk. The easement from Mr. Dick has an area of approximately 320 sq.ft. The cost of this easement is $100.00 plus legal costs of $35.00 for a total of $135.00. The easement from Mr. Schrenk has an area of approximately 1,555 sq.ft., the cost of which is $1,200.00.

RECOMMENDATION: That both the easement required from Mr. Schrenk and the easement required from Mr. Dick be accepted in accordance with the above terms and executed by Council.

71. FILE OZ-6-64 - SPRINGBROOK BUILDERS LIMITED - This is an application requesting a change of the Zoning By-law from R1 to R2 on property located on the north side of Premium Way, on Registered Plan 673 which is between Premium Way and the extension of Harborn Road. The applicant, in a letter dated January 25, 1965, notified the Planning Board that the application has been withdrawn. Even though the applicant did not request that his fee of $75.00 be returned, it is customary that in such instances, the fee be returned.

RECOMMENDATION: That the fee of $75.00 for application OZ-6-64, Springbrook Builders Limited, be returned to Mr. C. B. Martin, President, Springbrook Builders Limited, 60 Springbrook Gardens, Etobicke, Ontario; and further, that the application be withdrawn.

72. FILE 113-63 - H.E.P.C. GENERAL (MARINA) (#41)
FILE 39-65 - CONVENTIONS 1965 (#54) - The Striking Committee met on January 29, 1965, at 10:00 a.m. to consider and recommend names to the General Committee for:

(a) the committee to study small boat harbour facilities;

(b) members of Council to attend certain conventions during 1965.

The Striking Committee recommended as follows:

1. Marina Committee - Deputy Reeve Murray; Councillors Searle and McKechnie.

2. Conventions 1965 - That the following schedule be adopted for the 1965 conventions:

Convention	Date	Location	Members of Council to attend
Canadian Federation of Mayors and Municipalities	May 17-21	Windsor	Murray, Vignale, Searle, Pickell & Jenkins
Ontario Traffic Conference			Jenkins
Ontario Association of Mayors & Reeves	June 27-30	Kitchener	Speck, Harrison, McKechnie, Murray & Pickell
Canadian Good Roads Association	Sept. 5-8	Saskatoon	Jenkins, McKechnie & McMillan
Ontario Recreation Association	April 29, 30 & May 1	Toronto	Pickell

Convention	Date	Location	Members of Council to attend
National Recreation Association		Minnesota	McMillan
Ontario Municipal Association	Aug. 22-25	Toronto	All members
Ontario Association of Urban & Rural Municipalities			
Ontario Good Roads Association	Feb. 22-24	Toronto	All members (8 from Township of Toronto & 1 from County, Speck)
Conference on Regional Dev. & Economic Change	Feb. 15-17	Toronto	All members (7 from Township of Toronto & 2 from County)

3. If any of the members authorized to attend the aforementioned conventions cannot attend the said convention, an alternate can be named by the Striking Committee.

4. That the Striking Committee consider any other conventions or committees that come to their attention during the year.

RECOMMENDATION: That the recommendations contained in the report from the Striking Committee meeting held on January 29, 1965, be adopted.

The meeting adjourned at 12 o'clock noon.

REPORT ADOPTED:

REEVE CHAIRMAN

TOWNSHIP OF TORONTO INDUSTRIAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

FEBRUARY 2, 1965
1:30 p.m.

MEMBERS PRESENT: R. W. Speck, Chairman
C. D. Jenkins, Member

STAFF PRESENT: Messrs. Anderson, Henderson, Courtney, Montague and Lummiss

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DEPUTATIONS:

MR. A. SMITH of John T. Hepburn Limited - This firm has purchased a 71 acre site on the west side of the Fifth Line East and has been advised by the Ontario Water Resources Commission that it will be necessary for them to connect to the sanitary sewer or provide day-to-day sewage pick-up for their new plant. It was recommended at the Industrial Committee meeting on January 27th that representatives of this firm appear before the committee to discuss terms of an agreement for servicing their lands with sanitary sewer facilities. The Chairman, Reeve Speck, outlined the terms of a proposed agreement dealing with an acreage levy which could be made payable over a twenty (20) year period. He outlined a full industrial development policy to Mr. Smith.

RECOMMENDATION: That the entire matter of acreage and levies for industrial development be referred to the Chief Administrative Officer for a full report.

MR. FIDANI - Mr. Fidani appeared together with other representatives of his firm to discuss his proposed industrial development in the Malton area. The resolution adopted by the Industrial Committee, dated January 25th, was discussed with Mr. Fidani together with many other aspects pertaining to this development. It was agreed that the Township would expropriate all required easements in order for Mr. Fidani to construct the required storm drainage outlets for his development; negotiations for land acquisition to be carried out by the Township.

The Committee agreed that they would approach the owner to the East, Mr. Levinter, before taking any action to expropriate the easements required for storm drainage purposes and the access road allowance; also to discuss methods of assessing for services required in this area with Mr. Levinter.

Mr. Fidani stated his willingness to proceed under the terms contained in the recommendation of the Industrial Committee dated January 25th, 1965, and indicated that he would consult with the other principals involved in this development to give final approval on or before February 8, 1965.

The meeting adjourned at 4:30 p.m.

G. Lumsiss.

NOTE:

On Friday, February 5th, Mr. Fidani indicated that his firm is willing to proceed according to the terms as recommended by the Industrial Committee on January 25th and according to the matters discussed on February 2nd, attached hereto.

The Township has undertaken to service the subject lands by way of local improvements including roads, sanitary, storm sewers and water as follows:

1. All services affecting the lands herein both inside and outside the boundaries of the same shall be financed by way of local improvements.

2. The standard $1,000. levy per acre shall be paid by way of local improvement charges over a 20 year term and calculated at an annual factor of approximately 8.5%.

3. The Township of Toronto to construct, at its own expense, all connecting roads between the subject lands to the Indian Line Road.

4. The Public Utilities Commission to pay for the cost of over-sizing of the watermain servicing the subject property and the cost of bringing adequate water to the subject lands.

5. The Township of Toronto to expropriate all necessary easements required for the servicing of the subject lands including those required for sanitary and storm sewer outfalls.

6. All local improvement debentures pertaining to the subject lands to be payable over a 20 year term and calculated on an annual factor of approximately 8.5%. Roads may be calculated over a 10 year term at a factor of approximately 13%.

7. The developer to be responsible for the following specific items:

   (a) cost of outfall storm sewer including cost of expropriation of easement for the same;

   (b) cost of site grading;

   (c) cost of installation for curbs.

Cooksville, Ontario,
February 8, 1965.

The regular meeting of Toronto Township Council was held in the Council Chambers on February 8th, 1965, commencing at 1:30 p.m. The following members were in attendance: Reeve R. W. Speck, Councillors V. Vignale, R. K. Harrison, C. D.Jenkins, R. K. McMillan, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. M. D. Henderson, C. A., Treasurer and Chief Administrative Officer, W. J. Anderson, P. Eng., Township Engineer, and K. H. MacDiarmid, Township Solicitor.

Minutes of meeting held on December 29th, 1964, were adopted as read.

COMMUNICATIONS

Township of Toronto Building Report for January 1965 with comparative figures for the year 1964. Information to be received.

R. Hugh Pemberton (Hydro-Electric Power Commission of Ontario) - Letter requesting that a precedent be not established due to the Township's approval of OZ-44-61 (Dr. R. Perkin). A copy of proposed reply by the Reeve was also before Council. This letter points out that any further application for re-zoning will be dealt with on its merits and the zoning of Dr. Perkin's land will not be used as a reason for approving any subsequent zoning application. Councillor Jenkins moved that the Reeve's letter be sent to Mr. Pemberton.

Department of Highways - re Highways patrol yard at the intersection of Stavebank Road and Premium Way, in reply to the Township's request that this yard be moved to an industrial area within the Township. This letter points out that the property is vested in the Department of Public Works and the matter has been referred to Mr. E. J. Parker, Manager, Real Estate Branch, Department of Public Works for further action. Councillor Jenkins moved that the Township ask to be kept informed of developments in this matter, and that a copy of the letter from the D.H.O. be sent to Mr. E. J. Parker, Department of Public Works.

The Municipality of Metropolitan Toronto - Letter advising that the Metropolitan Council has appointed Mr. Robert W. Speck as a member of the Metropolitan Toronto Planning Board representing the West District to hold office until January 1, 1966, which appointment is subject to the approval of the Minister of Municipal Affairs. To be received.

Werner Hartmaier, 6973 Justine Drive, Malton - letter concerning dogs running at large. Councillor Jenkins moved that a copy of this letter be sent to the Chief of Police, and also that the matter be referred to the Budget for discussion re canine control programme within the Township.

Victorian Order of Nurses - Invitation to members of Council to attend the Order's annual meeting to be held on February 15, 1965 at 8:00 p.m. at the South Peel Hospital Senior Lecture Room. The Reeve suggested that one or two members of Council should attend this meeting.

The Town of Port Credit - letter from the Mayor expressing appreciation and thanks to Chief Constable McGill and the Township Police Department for their co-operation at the time of the death of Chief Nelson of Port Credit. To be received.

St. Paul's Church, Lorne Park - Letter expressing thanks to Council for message of congratulation sent to the Church on the occasion of the Fiftieth Anniversary. To be received.

Township of Toronto Assessment Department - Report on Section 53 Assessment for January 1965 with comparative figures for January 1964. To be received.

The Ontario Municipal Board - copy of decision of the Board in connection with the Township's expropriation of storm sewer easement over part of Lot 6 in Range 3, C.I.R. - Alfred Harry Robinson. To be received.

PRESENTATIONS

In appreciation for services rendered to the Township over many years, the Reeve presented a memento, on behalf of the citizens of the Township of Toronto, to Mr. J. J. Crowe who has served on the Committee of Adjustment for 7 years, and to Mr. Harry Walker who has been a member of the Court of Revision of the Township of Toronto for 12 years. Both these gentlemen tendered their resignation, effective at the end of 1964.

MR. VENTOLA, 1711 Coram Avenue, appeared before Council with respect to a problem on his property caused by a bank of earth along the Dundas Highway. Councillor Jenkins and the Township Engineer are to contact Mr. Ventola and arrange to meet him and inspect the situation.

PETITIONS

SANITARY SEWERS AND PRIVATE DRAIN CONNECTIONS on Wilson Avenue; This petition was referred to General Committee for consideration.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into committee for presentation of Committee Reports; Councillor Pickell in the Chair.

GENERAL COMMITTEE REPORT DATED JANUARY 27, 1965

RE: ITEM #43 - FILE ERINDALE WOODLANDS - This item was amended in its entirety to read as follows:

> 'FILE REGISTERED PLANS 550 & 609 - ERINDALE WOODLANDS - When Mr. Elias was present to discuss his new proposed agreement for vacant lands in Erindale Woodlands, he pointed out that at a previous Council meeting, he had received a release for 20 additional lots, subject to him paying $400.00 per unit and he requested that the Committee recommend to Council, the release of still more lots on the same basis on the strength of the proposed new agreement.
>
> RECOMMENDATION: That the request by Mr. Elias for additional permits over and above the 1,008 permitted in the agreement and the additional 20 released by Council, be refused pending the signing of the new proposed agreement."

RE: ITEM # 48 - FILE T-16656 - GOLDMAR DEVELOPMENT LIMITED - A verbal motion was made to defer this item until the evening session after application OZ-1-65 is dealt with.

RE: ITEM #59 - FILE 43-64 - ROAD CLOSINGS GENERAL (CANTERBURY ROAD) The recommendation on this item was amended to read as follows:

> " That this project be abandoned."

RE: ITEM #51 - PETER STELMACH - With respect to part 3 of this recommendation, it was pointed out that all persons who may be affected, should receive notification as well as those who objected and those persons who attended the meeting held by Councillor Harrison and the Deputy-Director of Planning, to discuss this by-law.

GENERAL COMMITTEE REPORT DATED FEBRUARY 1, 1965

This report was adopted as presented.

INDUSTRIAL COMMITTEE REPORTS

The following Industrial Committee Reports were adopted by resolution #9:

December 29, 1964
January 11, 1965
January 18, 1965
January 25, 1965
January 27, 1965
February 2, 1965.

Copies of the Committee Reports and amendments thereto, are attached to these minutes.

A motion for recess was made at 3:20 p.m. and the meeting reconvened at 3:45 p.m.

UNFINISHED BUSINESS

RE: NAME FOR THE TOWN LINE BETWEEN THE TOWN OF OAKVILLE AND THE TOWNSHIP OF TORONTO

Councillor Searle asked that consideration be given to a resolution to name this Town Line "WINSTON CHURCHILL BOULEVARD". He suggested that this was a matter of some urgency and advised that the Secretary of the Street Names Committee had advised him that this Township had been granted priority for the use of this name by the Metropolitan Toronto Street Names Pool. This suggested resolution was considered and enacted by Council.

RE: RAISING OF THE NEW CANADIAN FLAG - Councillor Jenkins asked if it was the intention of the Township to raise the new flag on the official date set by the Government; namely, February 15, 1965. This matter was dealt with by resolution.

RE: TOWNSHIP USE OF STREET NAMES NOW IN USE EAST OF YONGE STREET - It was pointed out that approximately two years ago, the Township had requested that the Metropolitan Toronto Street Names Pool allow the Township of Toronto to use street names now being used East of Yonge Street. The Reeve requested that this matter be followed up and brought to the attention of the Metropolitan Toronto Planning Board.

RE: REQUEST FOR STREET LIGHTS ON #10 HIGHWAY SOUTH OF STEELES AVENUE - The Clerk advised Councillor McMillan that this request has been forwarded to the Hydro Commission for attention.

RE: TOWNSHIP RECOGNITION FOR FIRE CHIEF BRAITHWAITE & CAPTAIN WALTERHOUSE

Councillor Pickell advised Council that the Humane Society of Canada had made an award to these two gentlemen for bravery in rescuing six horses from a barn fire last year, and suggested that some form of recognition should also be given by the Township. This matter was dealt with by resolution.

BY-LAWS

A By-law to accept Deeds of Land and to execute Grant of Easement, (Registered Plan 729) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5087.

A By-law to accept A Deed of Land and execute Grants of Easements (Registered Plan 728) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5088.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5089. (part of Maplewood Road)

A By-law of the Corporation of the Township of Toronto authorizing a borrowing of $102,518.51 in Canadian funds to provide for part of the Corporation's share of the cost of Phase II of the Cooksville Sanitary Trunk Collector Sewer was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5090.

A By-law to set aside for specific purposes part of the moneys received from subdividers under agreements, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5091.

A By-law to execute a Deed of Land, and to repeal by-law no. 5059, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5092. (Part of Drumgray Ave.)

By-law Number 5001 being a by-law to authorize the construction of a watermain and to define areas of immediate benefit and to establish rates therein (Hammond Road) was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $22,600.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5094. (Hammond Road watermain)

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $128,000.00 (of which $109,000.00 is to be debentured) for the construction of a watermain in the Township of Toronto, was read a first and second times, and numbered 5093.

A By-law to appoint Assessors for the Township of Toronto and to repeal by-law No. 4361 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5095.

A By-law to amend By-law Number 1735 was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5096.

A By-law to authorize the execution of an Engineering and Financial Agreement between Triangle Builders and the Corporation of the Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5097.

A By-law to amend By-law Number 2813 as amended (OZ-14-64) was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5098.

NOTE: Councillor Vignale disqualified himself from voting on by-laws Nos. 5097 and 5098.

MOTIONS

Moved by: C. D. Jenkins #7
Seconded by: R. K. Harrison

RESOLVED that General Committee Report dated January 27, 1965, be adopted as amended in items #43 and 59; and further that item #48 be dealt with at the evening session of Council.

CARRIED

Moved by: C. D. Jenkins #8
Seconded by: R. K. Harrison

RESOLVED that General Committee report dated February 1, 1965, be adopted as presented.

CARRIED

Moved by: C. D. Jenkins #9
Seconded by: R. K. Harrison

RESOLVED that reports of the Industrial Committee dated December 29, 1964, January 11, 1965, January 18, January 25, January 27, and February 2, 1965, be adopted.

CARRIED

Moved by: R. A. Searle #10
Seconded by: C. A. Pickell

RESOLVED that a by-law be considered by Council to name the road allowance between The Corporation of the Township of Toronto and the Corporation of the Town of Oakville "WINSTON CHURCHILL BOULEVARD", subject to concurrence by the Town of Oakville.

CARRIED

Moved by: C. Pickell #11
Seconded by: R. A. Searle

WHEREAS By-law 4636 has been processed in accordance with the procedure laid down by The Ontario Municipal Board; and

WHEREAS certain objections have been received; and

WHEREAS the Municipality has considered those objections; and

WHEREAS in the opinion of the Council, the objections are not reasonable because:
(1) all of the objectors, with the exception of the Department of Highways have requested that their property be included, however, no application has been received from them to officially request the change of their property; and
(2) the Department of Highways has requested that the application be held up until June 1965 pending a decision on the design of the intersection;
BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of by-law 4636.

CARRIED

Moved by: R. K. Harrison #12
Seconded by: Victor Vignale

AND RESOLVED that Councillor C. D. Jenkins be authorized to attend the meeting of the Township of Toronto Planning Board on February 9, 1965, in the place and stead of R. W. Speck and C. M. Murray.

CARRIED

Moved by: C. A. Pickell #13
Seconded by: R. K. McMillan

AND RESOLVED that a suitable recognition be accorded Chief Braithwaite and Captain Walterhouse for bravery in rescuing six horses from the Pallett barn fire in 1964.

CARRIED

Moved by: Victor Vignale #14
Seconded by: C. D. Jenkins

AND RESOLVED that a suitable ceremony be arranged by Reeve R. W. Speck to commemorate the flying of the Canadian Flag on February 15th, 1965, at 9:00 a.m.

CARRIED

NOTE:

Councillor Vignale requested a recorded vote on resolution #14, which resulted as follows:

Those in favour of the motion	Those opposed to the motion
Councillor Vignale	Councillor Harrison
" Jenkins	" Searle
" McMillan	
" Pickell	
Reeve Speck	

Carried 5-2.

OTHER BUSINESS

RE: SOULES PROPERTY - The Reeve advised members of Council that the Ontario Municipal Board have handed down their decision on Port Credit's application to annex the Soules property located in the Township of Toronto, to the Town of Port Credit. This application has been approved by the Ontario Municipal Board.

RE: TOWN STATUS APPLICATION - The Reeve also advised that the Township's application for Town status will be heard by the Ontario Municipal Board on March 15th, at the Board's Chambers, in Toronto.

FORTHCOMING MEETINGS

February 9 - 7:30 p.m. - Planning Board

February 10-10:00 a.m. - General Committee

February 15,16,17 - Regional Development Conference in Toronto

February 18 - 9:00 p.m. - Meeting with Credit Valley Conservation Authority at Terra Cotta. All members of Council requested to be present.

February 22 - 11:00 a.m.- General Committee

February 22 - 1:30 p.m. - Council meeting.

The meeting recessed at 4:35 p.m. to be reconvened at 7:00 p.m.

The evening session commenced at 7:25 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors Harrison, Jenkins, McKechnie, Pickell and Searle.

Mr. H. Petschar, Planning Director and Mr. J. Montague, Deputy Planning Director, were also in attendance.

The Reeve explained that this meeting had been called to deal with three applications for re-zoning in the Township of Toronto.

RE: FILE OZ-34-64 - JAN DAVIES (formerly Olmin Developments)

This application is a request for RM7D3 zoning to permit the construction of four seven storey structures each containing 102 suites. Mr. Petschar pointed out the location of this property which contains approximately 11.5 acres, and is located along the north limit of the Hydro line immediately west of Camilla Road, running through to the North Service Road. He also outlined the history of the application.

MR. O'MARRA, representing the applicant, stated that they are in agreement with the Planning Director's recommendation that the setback from Camilla Road be 125' from the lot line and pointed out that it is not the intention of the applicant to put any building on that 125'. The parking area will be behind the four buildings - two of which will face to the east and two to the west. Two buildings will have ingress and egress from Camilla Road and the other two from the North Service Road. They are also agreeable to entering into a financial

and engineering agreement, but would prefer not having to submit a site plan which might restrict the design of the buildings.

MR. PETSCHAR advised that the proposed by-law would set out the requirement dealing with the set-back from Camilla Road.

MR. MACHAN, 174 Pathfinder Drive (corner of Camilla Road) suggested that since his property would be facing the buildings, he would be interested in seeing at least a basic site plan. He was advised that the 40% open space would not include the parking area.

MESSRS. A. P. AND R. D. KENNEDY - These two gentlemen own property directly opposite the subject lands fronting on Camilla Road. Mr. A. P. Kennedy spoke for himself and his brother. Mr. Kennedy pointed out that his main objection is that there is no limit to the height of the buildings that may be erected under the proposed zoning. When this application was before Council previously Mr. Kennedy had requested that single family development front on to Camilla Road. Mr. Kennedy made the following requests:

1. That a height limit of 7 storeys be placed on the building fronting to Camilla Road;

2. That the set-back required by the Zoning By-law be measured from the proposed 125' line which would put the building about 175 feet from Camilla Road;

3. That the end of the building rather than the full front face Camilla Road;

4. That the landscaping be in keeping with the area and that some screening would be necessary to break the harsh lines of a high building right across the street from his front yard.

MR. HARDY of Pathfinder Drive was also concerned about the set-back of the buildings

MR. MCKENZIE, of Camilla Road, asked if there was a possibility that a road might be opened over the right-of-way at the northern end of the property. Mr. O'Marra stated that it was not the intention of the developer to use this right-of-way. Mr. O'Marra also stated that the set-back of 175 ft. requested by Mr. Kennedy, would interfere with the parking space planned for the buildings; otherwise he felt the applicant would go along with Mr. Kennedy's requests.

This application was dealt with by resolution.

RE: OZ-1-65 - GOLDMAR INVESTMENTS LIMITED - Mr. Petschar pointed out the location of this property lying midway between Dixie Road and the H.E.P.C. line running north along the west limit of the Wharton Industrial Subdivision, the north limit being the south limit of proposed Bloor Street. The requested zoning is R3, RM1, RM7D2, RM7D4 and Open Space to allow comprehensive development for residential purposes.

No one appeared in connection with this application, and the matter was dealt with by resolution.

RE: OZ-3-65 - PALMWOOD CONSTRUCTION LIMITED - Mr. Petschar outlined the history of this application which is to rezone a block of land between St. James Avenue and the Lakeshore Road immediately west of Fergus Avenue to RM7D5 to permit apartment development. The trailer camp lands are included in this application.

MR. D. MCCUAIG, Architect, appeared on behalf of the applicant and presented a drawing of the 16 storey building which it is proposed to erect on the northern portion of the property.

MR. REINGOLD, speaking for the applicant assured Council that the entire trailer camp would be cleared away by the end of March and that he would be prepared to give this undertaking in writing. Mrs. Jones of St. James Avenue , asked that this undertaking be secured in writing. Mrs. Jones also asked concerning the design of the building to be provided for parking purposes, to which Mr. McCuaig replied that the final design of this building had not been determined but the residents could rest assured that it would be in keeping with the rest of the development. He further pointed out that 60% of the area would be open space. He advised Mrs. Jones that the back of the building would look very much like the front of the building as shown in the drawing, and further, that the building would be placed as far south on the property as possible.

A resident on the north east corner of St. James and Fergus Ave. stated he had no real objection except concern over the provision for parking and the parking building. Another resident also expressed the same concern.

Mr. S. Stryzowec, 1267 St. James Avenue expressed objection to the construction of a high building since it will block out all sunlight from his property. He stated that at the present time the trailer camp is not visible from his home and he believes the apartment building will devalue his property.

Mrs. Jones advised Council that there is a problem now with parking around the apartment building presently on this site and on the adjacent streets where the No Parking signs are not effective. The Reeve stated that it was up to the Township to see that parking regulations are adhered to.

This application was also dealt with by resolution.

The meeting recessed at 9:15 p.m. for a joint meeting with the Councils of the Towns of Streetsville and Port Credit for the purpose of considering the future status of the three municipalities. This meeting ended at 11:00 p m. and Council re-convened for the purpose of considering resolutions dealing with the zoning applications hear earlier in the evening. The following resolutions were passed:

Moved by: R. A. Searle #15
Seconded by: Frank J. McKechnie

BE IT RESOLVED that application OZ-34-64 be approved as recommended by the Planning Board at its meeting on January 19, 1965, and further, that no building shall exceed 7 storeys in height within 350' of Camilla Road.

CARRIED

Moved by: C. D. Jenkins #16
Seconded by: C. M. Murray

BE IT RESOLVED that application OZ-1-65 be approved as recommended by the Planning Board at its meeting on January 19, 1965.

CARRIED

Moved by; R. A. Searle #17
Seconded by: C. Jenkins

BE IT RESOLVED that application OZ-3-65 be approved as recommended by the Planning Board at its meeting on January 19, 1965, and further, that special consideration be given to the design of the parking garage prior to the issuance of building permits and that the owners close the trailer camp within fifteen days of approval of said By-law by the Ontario Municipal Board.

CARRIED

Moved by: C. Jenkins #18
Seconded by: R. K. Harrison

AND RESOLVED that Clause 48, General Committee Report of January 27, 1965, be adopted.

CARRIED

The meeting adjourned at 11:15 p.m.

REEVE

CLERK

73. FILE T- - DiBlasio Bros. Construction Ltd.

74. FILE 202-60 - Class "B" Roads (Franceschini Bros. Construction Ltd. First Line East)

75. FILE 59-65 - Credit Valley Conservation Authority (Chairman)

76. FILE 78-64 - Gullen Property

77. FILE 120-65 - Drainage General (Drainage of Land North of Dundas Street between Dixie Road and Tomken Road)

78. FILE 73-64 - Future Status of the Township (Names)

79. FILE 73-64 - Future Status of the Township (The Towns of Streetsville and Port Credit Included)

80. FILE 47-65A - Traffic Safety Council, Traffic Lights (Highway #5 Intersections)

81. FILE REGISTERED PLANS 616 & 633 - Deborah Acres, Phases 1 and 2

82. FILE REGISTERED PLAN 623 - Glenvale Subdivision

83. FILE 47-65 - Traffic Safety Council General (Report)

84. FILE OZ-28-64 - Leonard Gillis

85. FILE 7-65 - Clerks General (Reading of By-laws)

86. FILE 125-63 - Bloor Street Extension

87. FILE OZ-26-63 - North Cooksville Study

88. FILE 103-64 - Police Village of Malton (Agreement)

89. FILE 29-62 - Skating Areas (Credit River Rink)

90. FILE REGISTERED PLAN 611 - Applewood Dundas Limited

91. FILE 18-65 - Recreation General (Toronto Township All-Star Hockey Club)

92. FILE 54-65 - Industrial Committee (Industrial Commissioner's Report)

93. FILE PROJECT 11-65 - Municipal Offices & Grounds

94. FILE 5-65 - Building General (Construction Safety Act)

95. FILE 19-65 - Roads General (C.N.R. Grade Separations)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

FEBRUARY 10, 1965.

THOSE PRESENT: Reeve Speck, Councillors Vignale, Harrison, Jenkins, Searle, McMillan, Pickell & McKechnie.

STAFF PRESENT: H. Stewart,& W. J. Anderson.

REPORT NUMBER 6

ITEMS CONSIDERED:

73. **FILE T- DIBLASIO BROS. CONSTRUCTION LTD. (#29)** - At the Committee's meeting on January 18, 1965, a letter dated December 4, 1964, from Mr. Weir, was considered. The letter pointed out that Mr. DiBlasio has purchased part of Lot 13, Concession 1, S.D.S., being property adjoining Registered Plan 706 on which Mr. DiBlasio is presently building houses. The property is located immediately north of the Hydro Line between Cliff Road and Genevieve Drive. There area 11 proposed lots. The Committee was advised that the subdivision is located in a sewer area but sewers are not available. Because the surrounding subdivisions are developed on septic tanks and they are operating well, Mr. Weir requested that Council consider releasing this plan on a pre-sewering and septic tank basis. The General Committee recommended to Council that the Municipality's policy of requiring proposed plans of subdivisions in sanitary sewer areas to have the service available, be upheld. This recommendation

was amended at Council's meeting to read, "That this item be referred back to the General Committee for further consideration". Mr. Dale attended the meeting and requested the release of the plan on complete pre-sewering basis. He pointed out that he had spoken with the Peel County Health Unit and he had been told that septic tanks in the area are working well. His client proposes to build houses having a value of $26,000.00 plus. A brief discussion took place on whether the eventual sewering of this area would drain to the Cliff Road sewer or Camilla Road sewer and it was concurred that it really didn't matter which way it would flow but the decision would be made at the time that the pre-sewering was considered on this plan.

Carried

RECOMMENDATION: That proposed plan of subdivision T- , DiBlasio Bros. Construction on part of Lot 13, Concession 1, S.D.S., be released for processing on the basis of pre-sewering.

74. **FILE 202-60 - CLASS "B" ROADS (FRANCESCHINI BROS. CONSTRUCTION LTD. FIRST LINE EAST)**

The Committee considered a letter dated February 3, 1965, from Franceschini Bros. Construction Ltd. stating, "We are rather heavily committed to Sand Fill orders from the above Pit (Scott's Pit, First Line East) during the months of March and April and we are anxious to obtain a way out to No. 10 Highway via the Base Line during these months, carrying full loads. If granted permission, we are prepared to carry out any repairs to the First Line East from the Base Line to the pit entrance, which the Township considered necessary". Mr. Anderson reviewed the classes

of roads and pointed out that a Class "B" road permits a load limit of 22,000 pounds year round with half load restrictions during the months of March and April. A full load road permits the licensed load of the vehicle to be carried throughout the entire year. He further pointed out that if a road is to be classed as a Class "B" or a full load road, it must be designated by by-law. Mr. Anderson was quite concerned about the possibility of the portion of the First Line East, south of the pit being designated to grant Franceschini's request, because it runs through the Black Muck Swamp and it is almost certain that the road would be destroyed. Discussion took place regarding the possibility of giving Franceschini Bros. a route from their pit to No. 10 Highway by going north on the First Line East to Britannia Road and east on Britannia to No. 10.

RECOMMENDATION: That a by-law be passed to designate as a full load road, that portion of the First Line East from the south limit of the entrance to Scott's Pit north to Britannia Road, and that portion of Britannia Road from the east limit of the First Line East to Highway No. 10; and further, that Franceschini Bros. Construction Ltd. enter into an agreement with the Municipality whereby they will maintain the above mentioned portions of Cawthra Road and Britannia Road in a good condition satisfactory to the Township Engineer.

75. FILE 59-65 - CREDIT VALLEY CONSERVATION AUTHORITY (CHAIRMAN) (#4) - The Committee considered a letter dated February 3, 1965, from G. W. Bentley, Secretary-Treasurer for the Credit Valley Conservation Authority:

"Please refer to Resolution #2066 passed at the Authority Meeting on January 21, 1965, as follows:

'Moved by: C. Bryan
Seconded by: G. B. Brown

That the salary of the Chairman of the Authority be established at $5,000.00 per year with car allowance of $600.00 per year for use of car within watershed.

On a recorded vote the motion was carried.'

We have asked approval of the Ontario Municipal Board and they have directed that we notify the participating municipalities and ask that objections if any be filed with the Authority.

Please return the attached copy of this letter with your approval or objections if any."

RECOMMENDATION: That the Credit Valley Conservation Authority be notified that the Township of Toronto concurs with its Resolution #2066 passed by the Credit Valley Conservation Authority on January 21, 1965, to establish the Chairman's salary at $5,000.00 per year with a car allowance of $600.00 per year.

Carried

76. FILE 78-64 - GULLEN PROPERTY (#87) - In January of 1964, consideration was given to the development of the Gullen Property on Harborn Road. It was decided that prior to the Planning Board finalizing the divisions of land, the developer be required to enter into an agreement whereby he

will pay all per lot contributions as required by the Planning Board and give the Municipality the sum of $3,500.00 as the Gullen Estate share of the eventual improvement of the drainage problem. The Committee considered a memo dated January 27, 1965, from the Township Engineer on this storm drainage problem. The memo points out that complaints have been received from the residents of the new homes and it was suggested in the memo that consideration be given to constructing the required storm sewer within 1965's capital programme, since there is nothing the Works Department can do to satisfy the complaints from a maintenance standpoint. The Committee was advised that no provision is made in the 1965 Capital Programme for this work.

Carried

RECOMMENDATION: That further consideration of this item be deferred until the next meeting of the General Committee on February 24, to give the members of the Committee an opportunity to visit this area.

77. FILE 120-65 - DRAINAGE GENERAL (DRAINAGE OF LAND NORTH OF DUNDAS STREET BETWEEN DIXIE ROAD AND TOMKEN ROAD)

The Township Engineer presented a comprehensive report dated January 29, 1965, a copy of which is contained in the above file, regarding the drainage of lands north of Dundas Street, between Dixie Road and Tomken Road. Mr. Anderson pointed out that when the Department of Highways rebuilt Highway #5, no provision was made for other than the normal agricultural run-off from the lands on the north side and that according to the natural run-off from the area, there are three watersheds that must be taken into consideration. Shed "A" is that portion of land

west of Towers, westerly to Arena Road. Shed "B" from Arena Road westerly to Constitution Boulevard and Shed "C" from Constitution Boulevard to Tomken Road; the top of each shed being the height of land north of Dundas Street which approximates the southerly limit of the Shipp Development. According to information received, the Shipp Firm is primarily interested with development of lands in Shed "A" and Shed "C" having a total area of 30 acres.

RECOMMENDATION: That a letter be sent to the G. S. Shipp firm advising that the Municipality has considered the Township Engineer's report dated January 29, 1965, for the improvement of storm drainage on the lands referred to as Sheds "A", "B", & "C" in the Engineer's report and will recommend to Council that if development is to proceed on the 30 acres of land referred to in Sheds "A" and "C" in the Engineer's report, that the total estimated cost of the immediate storm drainage improvements, being $67,000.00, be paid by G. S. Shipp & Son Limited.

78. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (NAMES) ($11) - A list of the suggested names in reply to the Clerk's letter to all inhabitants of the Township of Toronto, was before the Committee for its consideration and information. The Committee was advised that the list is compiled in alphabetical order and shows the number of votes for each suggested name. A supplementary list was also given showing the suggestions which

were received but post marked February 1 and 2, being dates following the closing date as shewn in the Clerk's letter. The Committee was advised that certain information had been consolidated whereby the list had been divided into two groups: The first group based on letters post marked up to and including January 31, 1965; the second group based on letters received and post marked February 1 and 2, 1965.

<u>Group 1</u> -	number of letters received	- 1,397
	number of different names suggested	- 860
	total number of suggestions	- 2,611
<u>Group 2</u> -	number of letters received	- 66
	number of different names suggested	- 29
	total number of suggestions	- 152

The first twelve suggestions, in numerical order, were before the Committee and are as follows:

1.	Mississauga	- 513
2.	Cooksville	- 120
3.	Winston	- 95
4.	Peel	- 87
5.	Erindale	- 66
6.	Dixie	- 62
7.	Credit Valley	- 60
8.	Port Credit	- 57
9.	Churchill	- 54
10.	Kennedy	- 47
11.	Springfield	- 42
12.	Sheridan	- 38

The Committee decided that the entire list of names should be gone through alphabetically in order to create a longer list of possible names for the consideration of the Committee. After the entire list had been checked, the short list was extended to include the following thirty-two names:

Birchwood
Creditvale
Clarkson
Crediton
Fairfield
Graydon
Glenleven
Huron
Huronterio
Jalna
Lakewood
Lakeview
Lorne Park
Lakeland
Malton
Meaford

Meadowvale
Manton
Ookpik
Orchard Park
Peel Port
Peel's Port
Robindale
Riverport
Sherwood
South Peel
Springburn
Summerlea
Whiteoaks
Wynnwood
West Port
Britannia

As a result of further consideration by the Committee, the list of names was then shortened to the following twenty-four names:

Birchwood
Crediton
Creditvale
Credit Valley
Fairfield
Glenleven

Oneida
Orchard Park
Peel
Sheridan
Sherwood
Springburn

a town and felt that the Township should not delay this application.

RECOMMENDATION: That a letter be sent to the Town of Port Credit and the Town of Streetsville stating that the Township of Toronto will proceed with its application before the Ontario Municipal Board and upon the disposition of this application, the Township of Toronto will be pleased to meet with Streetsville and Port Credit to discuss problems mutual to all concerned. Councillor Jenkins requested a recorded vote on this recommendation:

Carried

These in favour	These opposed
Reeve Speck	
Councillors Harrison	
" Vignale	
" Jenkins	No one
" Searle	
" McMillen	
" McKechnie	
" Pickell	

RECOMMENDATION CARRIED.

80. FILE 47-65A - TRAFFIC SAFETY COUNCIL, TRAFFIC LIGHTS (HIGHWAY #5 INTERSECTIONS)

At Council's meeting on October 5, 1964, the Township Engineer was requested to consult with the Department of Highways regarding certain changes in traffic signal controls at the intersections of:

1. Wharton Way and #5; 2. Dixie Road and #5; 3. Highway 10 and #5.

Copy of a letter from the Township Engineer dated February 2, 1965, and a copy of a letter to him from the District Engineer of the Department of Highways dated January 27, 1965, was before the Committee. A discussion took place on the various intersections:

1. <u>Wharton Way and Highway #5</u> - Councillor Jenkins was concerned about this intersection because development is now taking place on the south-east corner of the intersection and he was concerned about the possibility of entrance to this development being gained from Wharton Way, immediately south of the intersection. It was agreed to obtain a copy of the plan of this development for the next Committee meeting.

2. <u>Dixie Road and Highway #5</u> - The Committee agreed to accept the information that the Department of Highways has started the modifications requested at Dixie Road and Highway #5 but has, to date, been unable to complete the work.

3. <u>Highway #10 and Highway #5</u> - The Committee has been concerned for some time about the system of control at this intersection because it seems to slow down the movement of traffic more than is necessary.

<u>RECOMMENDATION</u>: The recommendation on this item is in three parts as it pertains to each of the three intersections:

Carried

1. <u>Wharton Way and Highway #5</u> - That further consideration of this intersection be deferred until further information is obtained regarding the entrance to the new development on the south-east corner.

Carried

2. <u>Dixie Road and Highway #5</u> - That the information received from the Department of Highways be received and filed.

Carried

3. <u>Highway #10 and Highway #5</u> - That the Police Department be requested to submit its opinion on: 1. The advisability of discontinuing the

pedestrian scramble light at this intersection; 2. The advisability of permitting right turns on red lights at this intersection.

81. FILE REGISTERED PLANS 616 & 633, DEBORAH ACRES, PHASES 1 & 2 - The Committee was advised in a letter dated February 1, 1965, by the Township Engineer: "All municipal services in Deborah Acres, Phases 1 and 2 have now been finally approved with the exception of a small section of sidewalk and as all documents required under the Engineering Agreement have been received, we recommend that these two phases be taken over by the Corporation and that all securities held by the Corporation with respect to these two phases, be released, except for the $500.00 deposit which is to be retained to guarantee the completion of the sidewalk which will be constructed at the time sidewalks in Deborah Acres, Phase 5, Registered Plan 708, are constructed."

RECOMMENDATION: That Phases 1 and 2, Deborah Acres, Registered Plans 616 and 633, be taken over by the Corporation and that all securities held by the Corporation with respect to these two phases, be released, except for the $500.00 deposit which is to be retained to guarantee the completion of the sidewalk which will be constructed at the time sidewalks in Deborah Acres, Phase 5, Registered Plan 708, are constructed.

Carried

82. FILE REGISTERED PLAN 623 - GLENVALE SUBDIVISION - The Committee was advised by the Township Engineer in a letter dated February 1, 1965: "All municipal services have now been given final approval and all

documents required under the agreement have been received. We recommend that this subdivision be taken over by the Corporation and that all securities be released."

RECOMMENDATION: That Registered Plan 623 be taken over by the Corporation and that all securities be released.

83. FILE 47-65 - TRAFFIC SAFETY COUNCIL GENERAL (REPORT) - The Committee considered a copy of the report from the Traffic Safety Council meeting held on January 20, 1965. The only item on the report requiring action by the General Committee at this time was Part 2 of Item 4 that refers to driver education. The Traffic Safety Council recommended that permission be granted to the Traffic Safety Council to approach the Board of Education requesting it to take over the operation of driver education in all secondary schools in the Township.

RECOMMENDATION: That the question of driver education be referred back to the Traffic Safety Council with a request that they investigate the possibility of establishing a club similar to the pre-driver's club in Metropolitan Toronto and report back to the General Committee.

84. FILE OZ-28-64 - LEONARD GILLIS (#732) - This is an application requesting a change of the Zoning By-law from R4 to RM7D3 to permit apartment type residential development on property located on the east side of Enola Avenue, south of the C.N.R. tracks consisting of Lots 7, 8 and 9, Plan F-20. This site has a frontage on Enola Avenue of 150' and an average depth of approximately 130'. The Planning Board considered

the application at its meeting on October 6, 1964, when it recommended that the application be approved. Council held a public meeting on November 2, 1964, when it resolved that the application be approved as recommended by the Planning Board. On December 8, 1964, the Township Engineer, after further detailed consideration of the drainage in the area, advised the Planning Director that municipal storm sewers do not exist in the area and requested that particular attention be given to the drainage of these lots. The Engineer for the applicant then submitted a drainage report to the Planning Board Staff and it was referred to the Township Engineer for consideration. As a result of studying the report, the Township Engineer commented on January 22, 1965, "We agree that the cost of providing the drainage as requested on a storm sewer basis, would be too expensive to be carried by this development alone. It is our opinion that proper drainage through a storm sewer system should be provided within the near future. A development of this nature and probably subsequent others of its type in the vicinity, will create unacceptable drainage problems. It is, therefore, our opinion that Council should consider whether this proposal should proceed on an open ditch basis at this time with a proportionate share of the future drainage improvements to be made to the Municipality by the applicant or should funds be available, a participation of the scheme at the present time jointly with the developer, or declare that the rezoning application is premature." The Committee was advised that the applicant had telephoned on the morning of the meeting requesting an opportunity

to attend the meeting but because of the length of the agenda, it was not possible to accommodate his request and it was suggested to him that if the General Committee did not submit a recommendation that was satisfactory to him, that he could request to have this matter referred back to the General Committee.

RECOMMENDATION: That further consideration of this item be deferred until the Committee's next meeting to facilitate:

Carried

1. A further report from the Township Engineer setting out the estimated cost of providing suitable drainage for this development;

2. The attendance of the applicant to speak on behalf of his application.

85. FILE 7-65 - CLERKS GENERAL (READING OF BY-LAWS) - At a recent Council meeting, the question was raised on the method used by this Council for the reading of by-laws. The Township Solicitor was requested to comment. In a memo dated February 2, 1965, he stated:

"The present procedure of council as to the reading and passing of by-laws could not be successfully attacked in the courts. A municipal council may prescribe its own procedure. A municipal by-law once properly signed and sealed is presumed to be validly passed. Such a by-law may be set aside by a court only if there is clear proof of bad faith or fraud on the part of the council."

Carried

RECOMMENDATION: That the information contained in the Township Solicitor's memo dated February 2, 1965, on the procedure of reading by-laws, be received and filed.,

86. FILE 125-63 - BLOOR STREET EXTENSION (#858) - The Committee considered a copy of a letter dated February 2, 1965, from the Manager of the Public Utilities Commission requesting Council to consider the

acquisition of the lands between the Shipp property and Tomken Road which will eventually be used for Bloor Street.

carried

RECOMMENDATION: That further consideration of this item be deferred until additional information in the form of maps, etc. is available.

87. FILE OZ-26-63 - NORTH COOKSVILLE STUDY - Reeve Speck requested that consideration be given at the Committee's meeting in connection with the North Cooksville Study.

carried

RECOMMENDATION: That the Planning Board be requested to proceed with the North Cooksville Study as expeditiously as possible.

88. FILE 103-64 - POLICE VILLAGE OF MALTON (AGREEMENT) (#832) - The Trustees met with members of Council on February 4, 1965, and presented a report entitled "Proposals by the Incorperated Board of Trustees, Police Village of Malton, for Inclusion in the Terms of a New Agreement with the Township of Toronto to Replace the Police Village Agreement dated August 11, 1958". A copy of the proposals was attached to the agenda for the Committee's information.

carried

RECOMMENDATION: That the Trustees for the Police Village of Malton be notified that Council has considered the proposals for inclusion in the terms of a new agreement with the Township of Toronto, and it has been determined that the proposals are not acceptable.

89. FILE 29-62 - SKATING AREAS (CREDIT RIVER RINK) (#27) - The Committee considered a letter dated February 3, 1965, from Mr. Frank Burge in which he raised a problem he has encountered with reference to selling

refreshments at the Credit River Rink. A copy of the letter is contained in the above file.

carried

RECOMMENDATION: That Mr. Burge be advised that Council has considered his letter and because the season is almost over, that no action will be taken at this time but if Mr. Burge is interested next year, further consideration will be given.

90. FILE REGISTERED PLAN 611 - APPLEWOOD DUNDAS LIMITED - Reeve Speck received a letter on February 4, 1965, from L. Koobas of 1083 Parthia Crescent in Applewood Heights. Mr. Koobas pointed out in his letter that the intersection of Flagship Drive and Constitution Boulevard is very busy because of vehicular traffic and children. He stated that an urgent need exists for a roadway which will direct most of the traffic away from the school and playground area. He pointed out that he was aware that plans are being made for the extension of Queen Frederica Drive to Dundas Street and he is anxious to know when the extension will be completed and what can be done to speed up the start of its construction. Reeve Speck advised the meeting that he had discussed this latter with Mr. John Switzer, solicitor for Applewood Dundas, and Mr. Switzer had asked that the letter be referred to him for his attention.

carried

RECOMMENDATION: That the letter from Mr. Koobas received by Reeve Speck on February 4, 1965, regarding the traffic condition at the intersection of Flagship Drive and Constitution Boulevard, be referred to Mr. Switzer of Applewood Dundas Limited who will take the matter up with Mr. Koobas.

91. FILE 18-65 - RECREATION GENERAL (TORONTO TOWNSHIP ALL-STAR HOCKEY CLUB)

The Committee considered a letter dated February 3, 1965, from the Secretary of the Toronto Township All-Star Hockey Club pointing out that during the week of February 20, 1965, Toronto Township will be represented in the Sixth International Pee-Wee Hockey Tournament in Quebec City. Also attached to the agenda was a copy of the 1964 financial statement for this trip at a total cost of $1,121.82. The Committee was advised that chocolate bars are being sold and dances and draws are being held with the expectation of raising approximately $600.00. The Hockey Club requested Council to consider a financial assistance in the amount of $500.00. During the consideration of this item, concern was expressed for the number of other similar situations in the Municipality and whether or not local government should be sponsoring this kind of activity which concurs with the absence of children from school in order to attend these functions.

amendment to refer to Y.C.

RECOMMENDATION: That the request by the Toronto Township All-Star Hockey Club for assistance to attend the Sixth International Pee-Wee Hockey Tournament in Quebec City, be refused.

92. FILE 34-65 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT)(#17)

A copy of the report from the Industrial Commissioner on the business transacted by his Department for the month of January, 1965, was before the Committee for its consideration. The method of reporting was explained to the Committee and it was agreed by the Committee that the new method would be of great assistance in following the properties presently under

negotiation.

Carried

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated February 2, 1965, be received and filed.

93. FILE PROJECT 11-65 - MUNICIPAL OFFICES & GROUNDS (#688) - A copy of a report dated February 4, 1965, from the Township Engineer giving his estimate on the improvements proposed for Confederation Square, was before the Committee. Also attached to the agenda was a copy of a memo from the Chief of Police regarding the proposed development of this site. It was suggested to the Committee that this item be deferred to facilitate a meeting of some members of the Township Staff to see if the problems raised by Chief McGill could be worked out prior to consideration by the General Committee.

Carried

RECOMMENDATION: That consideration of the Township Engineer's report dated February 4, 1965, on the improvements to Confederation Square, be deferred until the Committee's next meeting on February 24, 1965.

94. FILE 5-65 - BUILDING GENERAL (CONSTRUCTION SAFETY ACT) - A copy of the report from the Director of Development on the Construction Safety Act during 1964, was before the Committee.

Carried

RECOMMENDATION: That the information received in the Safety Inspector's Annual Report on Construction Safety, be received and filed.

95. FILE 19-65 - ROADS GENERAL (C.N.R. GRADE SEPARATIONS) - In a letter dated December 2, 1964, the County Engineer advised the Director of Planning that, "An application to construct a grade separation on Dixie

Road is now before the Board of Transport Commissioners and it is hoped that approval will be received in order to commence construction in 1965. It is also the plan of the County that as soon as one separation is constructed, to commence another one. Cawthra Road is one of three or four in the top priority so that this construction will probably take place within the next five years." The Planning Board, at its meeting on January 26, 1965, passed the following resolution:

> "Be It Resolved that the letter from the County Engineer dated December 2nd, 1964, regarding the construction of grade separations at Dixie Road and Cawthra Road at the C.N.R. be referred to Council for its consideration and action."

A discussion took place on this item on whether or not the County had a priority list for grade separations in the Municipality. The County Clerk was contacted by telephone and he advised that a priority list is presently being prepared. Councillor McKechnie was certain that such a list now existed.

RECOMMENDATION: That further consideration of this item be deferred pending further information from the County of Peel to determine what information the County has on the subject of grade separations and priorities.

The meeting adjourned at 4:30 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T.143

RESOLUTION

Feb 22 SESSION 19 65 No.

MOVED BY C D Jenkins

SECONDED BY

Amendment - Clause 83 General Committee Report of Sat 10/65.

That this clause be returned back to the General Committee for further consideration and further that Dr. A. S. Wood be requested to attend the General Committee meeting when this item is being considered.

Carried
R K Harrison

TJ43

RESOLUTION

Feb 22 SESSION 1965 No.

MOVED BY E D Jenkins

SECONDED BY

Amendment Clause 91 General Committee Report of Feb 10/65

That the clause be referred back to the General Committee for further consideration.

carried
R K Harrison

Cooksville, Ontario,
February 22, 1965.

The regular meeting of Toronto Township Council was held in the Council Chambers on February 22nd, 1965, commencing at 1:30 p.m. The following members of Council were present: Acting Reeve C. M. Murray, Councillors, R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Messrs. W. J. Anderson, Township Engineer, M. D. Henderson, Treasurer and Chief Administrative Officer, and K. H. MacDiarmid, Township Solicitor.

Minutes of meeting held on February 8th were adopted as read.

DEPUTATIONS

REQUEST FOR SIDEWALK ON CAWTHRA ROAD - Mr. R. Mortensen pointed out the urgent need for a sidewalk on Cawthra Road north of Dundas Street, particularly since the fatal accident in this area last week. He stated that the shoulder of the road is most unsuitable for pedestrians and it is absolutely necessary for them to walk on the roadway. He further informed Council that the Traffic Safety Committee, at its last meeting, had recommended that a sidewalk is not necessary in this area at the present time. Mr. Mortensen asked that Council reconsider this resolution of the Traffic Safety Committee. During discussions on this matter it was suggested that the County be requested, when ploughing this road and other County roads, to make sure that the snow is ploughed well off the shoulders leaving a smooth surface for walking. Mr. Mortensen felt this would not be a satisfactory solution since there would still be stones, water and mud which make walking impossible. Mr. Jenkins, who is the Council representative on Traffic Safety Committee, advised Council that the report from the Traffic Safety Committee would be available for the next meeting of General Committee for their consideration.

COMMUNICATIONS -

THE ONTARIO MUNICIPAL BOARD - Decision re annexation of Soules property by the Corporation of the Town of Port Credit. To be received.

DEPARTMENT OF TRANSPORT - Letter advising steps being taken by the Department's Noise Abatement Committee in connection with the Toronto International Airport (Malton). It was recommended that the Township ascertain the composition of this Noise Abatement Committee and seek representation on same in order to protect the interests of the Township.

RALPH M. GOLDMAN, ARCHITECT - Copy of letter addressed to the Chairman of the Township Planning Board expressing appreciation of the efficient manner in which application OZ-1-65 is being processed. To be received and filed.

THE ONTARIO MUNICIPAL BOARD - Notice of appointment for hearing of the Township application for incorporation as a town, hearing to be held on March 15th, at 10:00 a.m. in the Board's Chambers. To be received.

COMMITTEE REPORTS

On motion by Councillor Jenkins Council moved into Committee for presentation of Committee Reports; Councillor Harrison in the Chair.

GENERAL COMMITTEE REPORT DATED FEBRUARY 10, 1965

RE: ITEM #75 - CREDIT VALLEY CONSERVATION AUTHORITY (CHAIRMAN) - It is to be noted that Councillor McMillan was absent from the Council Chambers when the vote was taken on this item.

RE: ITEM #78 - FUTURE STATUS OF THE TOWNSHIP (NAMES) - Councillor McKechnie requested that the Clerk be directed to ascertain the origin of the names "Malton" and "Glenleven".

RE: ITEM #83 - FILE 47-65 - TRAFFIC SAFETY COUNCIL GENERAL (REPORT)

Councillor Jenkins pointed out that the programme being undertaken by the Traffic Safety Council is already underway for the year 1965 and asked that this item be referred back to General Committee and that Dr. A. W. S. Wood be asked to attend the Committee's meeting for this discussion. Accordingly, the following amendment was passed:

> 'That this clause be referred back to the General Committee for further consideration and further, that Dr. A. S. Wood be requested to attend the General Committee meeting when this item is being considered."

Also in connection with this item, the Clerk was requested to contact the Metropolitan Police Department for information regarding the pro-drivers' club in Toronto.

RE: ITEM #91 - FILE 18-65 - RECREATION GENERAL (TORONTO TOWNSHIP ALL-STAR HOCKEY CLUB)

In view of the fact that financial assistance has been given in the past to Boy Scouts and Girl Guides attending world jamborees, Acting Reeve Murray felt further consideration should be given to this item. The recommendation on this item was amended to read as follows:

> "That this clause be referred back to the General Committee for further consideration."

RE: ITEM #95 - FILE 19-65 - ROADS GENERAL (C.N.R. GRADE SEPARATIONS) - Councillor McKechnie referred to report of Peel County Good Roads Committee dated November 19, 1962, adopting a priority schedule for grade separations in the Township of Toronto, as follows:

Dixie Road, south of Q.E.W.
Dixie Road, south of No. 5 Highway
Cawthra Road, south of Q.E.W.

He pointed out that none of this work has been carried out to date. Acting-Reeve Murray advised that the County Council had suspended capital expenditures on roads for the years 1964 and 1965 in order to channel the capital budget available into other channels. He felt that satisfactory information would be available after the County budget is brought down. In the meantime the Clerk advised that he had not received a written reply to his letter but had been in telephone conversation with the Clerk of the County and understands that the Township's letter will be before the County Council at its next meeting.

Copy of the General Committee Report of February 10th, as adopted and amendments thereto, are attached to these minutes.

UNFINISHED BUSINESS -

LIST OF UNFINISHED ITEMS OF BUSINESS - Mr. Henderson advised that this list should be ready for March 1st General Committee meeting.

FREE LEGAL AID - Councillor Searle pointed out that this service is available within the County and suggested that the Township should make this known to eligible residents. He suggested that the Welfare Department might be in a better position than other departments of the Township to furnish legal aid information to those seeking same. This matter was dealt with by Resolution #21.

RE: RECOGNITION OF ATTENDANCE AT FLAG RAISING CEREMONY - Acting-Reeve Murray stated that it is his understanding that a certificate form is available through the Queen's Printer, which might be presented to the Guides and Scouts who participated in this ceremony, at an evening meeting of Council. A verbal motion was made by Councillor McKechnie that the Clerk be requested to contact the Queen's Printer to investigate this matter. This motion carried. Councillor Jenkins suggested that a letter be sent to the Burlington Band thanking them for participation in this ceremony. A further suggestion was made that some thought be given to a certificate for groups of people who attended.

A motion for recess was made at 2:35 p.m. and the meeting reconvened at 3:00 p.m.

BY-LAWS

A By-law to stop up the Lane adjacent to Lot 176 as shown on a plan registered in the Registry Office for the Registry Division of the County of Peel as No.642, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5099.

A By-law to stop up Marigold Crescent and Washago Road as shown on a plan registered in the Registry Office for the Registry Division of the County of Peel as Number 324, and a part of Clarkson Road being part of Lots 28 and 29, Concession 3, South of Dundas Street, was read a first, second and third times, finally passed, signed by the Acting -Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5100.

A By-law to amend by-law Number 1735 was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5101. (Re Plans 729 and 730)

A By-law to establish certain lands as parts of Municipal Highways (Ponytrail Drive and Bloor Street) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5102.

A By-law to accept a Deed of Land and execute a Grant of Easement was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5103. (One foot reserves on R.P. 730, and easement over part of Lot 13, Range 2, C.I.R.)

A By-law to accept a Grant of Easement (Pt. Lot 15, Concession I, North of Dundas Street - owner Dick) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5104.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $803,000.00 for public school purposes of the Board of Education of the Township of Toronto, was read a first and second times, and numbered 5105.

By-law Number 5049, being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $160,000.00 for Public School purposes of The Board of Education of the Township of Toronto, was read a third time, finally passed, signed by the Acting-Reeve and the Clerk, and the Corporate Seal attached thereto. (Purchase of sites for Applewood Hills and Dalewood (Westwood) Public Schools.)

A By-law to authorize the temporary borrowing of $160,000.00 pending the issue and sale of debentures (re By-law 5049) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5106.

A By-law to set aside for specific purposes part of the moneys received from subdividers under agreements (oversizing watermains on Sandwich Road, R.P. 701) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5107.

A By-law to amend By-law Number 2813 as amended was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5108. (Re determining zone boundaries by scaling minimum dimension on schedule to the by-law)

A By-law to amend By-law 2273 as amended was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5109. (Same as for By-law 2813.)

A By-law to authorize execution of an agreement between the Corporation of the Township of Toronto and the Corporation of the Town of Port Credit, regarding certain sanitary sewage facilities, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5110.

MOTIONS

Moved by: R. K. Harrison #19
Seconded by : C. D. Jenkins

AND RESOLVED that General Committee Report dated February 10, 1965, be adopted as amended in items 83 and 91.

CARRIED

Moved by: R. K. McMillan #20
Seconded by: Frank J. McKechnie

AND RESOLVED that accounts paid by the Treasurer for November, 1964, as follows, be approved:

General	$1,060,426.84
Roads	169,957.93
Welfare	8,169.64
Payroll	202,925.45

CARRIED

Moved by: R. A. Searle
Seconded by: C. D. Jenkins
#21

BE IT RESOLVED that the existence of a legal aid in Peel County be advertised in the Township Directory and that all relevant Township Departments be advised of the procedure; and further, that the Welfare Department be the agency which will determine the applicants eligibility for assistance.

CARRIED

Moved by: R. K. McMillan
Seconded by: Frank J. McKechnie
#22

AND RESOLVED that we petition the Department of Highways for the statutory grant under the Highway Improvement Act for road expenditures for 1964 in the amount of $1,859,698.82.

CARRIED

Moved by: R. K. Harrison
Seconded by: R. A. Searle
#23

WHEREAS Canada now has a distinctive flag and

WHEREAS the Union Jack has been designated as the Commonwealth flag; and

WHEREAS these two flags should be flown with equal status; and

WHEREAS the Township of Toronto has at present no facility for flying these two flags;

THEREFORE BE IT RESOLVED that provision be made in the form of a suitable flagstaff, such as a yard-arm to fly two or three flags simultaneously and with equal status.

CARRIED

OTHER BUSINESS

RE: BLOCKED DITCHES CAUSING FLOODING - Councillor Jenkins reported that Mr. Moriarity, 4076 Cawthra Road, has a flooding problem every year with flooding of his property due to blocked ditches on this County Road. The Clerk was directed to contact the County requesting them to look after this matter to avoid a recurrence, and also to check constantly on other county roads to prevent a similar situation in other areas.

RE: DRAINAGE DITCHES IN PARK ROYAL - Councillor Harrison reported that he has been receiving calls from residents who are greatly concerned over the depth of water in these ditches in the Phedora Drive area. He asked that investigation be made into the feasibility of fencing this watercourse as he feels children could easily drown in the swift-flowing water. The Township Engineer pointed out that it would be a job of considerable size to fence the entire watercourse. On motion by Councillor Jenkins the matter of watercourses was referred to General Committee for consideration. The watercourse at the junction of Lewisham Drive and Brookhurst Road is also to be considered at this time.

DRAINAGE IN THE MALTON AREA - Councillor McKechnie pointed out that there is a drainage ditch on property owned by the Black interests which overflows and has caused flooding in several basements. He made a motion that this matter be referred to General Committee along with a report from the Township Engineer and the Planning Board staff on the present status of Black's development in this area.

RE: EMERGENCY SERVICE AT HOSPITALS - Councillor McKechnie pointed out that the minutes of Recreation Committee reports that there is sometimes a problem at the South Peel Hospital in getting service when a child is injured at hockey games, as apparently there is not a doctor on duty 24 hours a day. Mr. McKechnie stated that it has been brought to his attention that a similar situation exists at Peel Memorial Hospital in Brampton, and he suggested that the Recreation and Parks Department take this matter up with the Peel Memorial Hospital as well as with officials of South Peel Hospital.

RE: REAL ESTATE SIGN ON INDUSTRIAL LANDS EAST SIDE OF AIRPORT ROAD - Mr. Henderson advised Councillor McKechnie that he has this matter in hand and a report will be ready within the next two to three weeks. The erection of a sign comes under the jurisdiction of the County and must have their approval even if dealt with by the Committee of Adjustment of the Township.

RE: CONSTRUCTION OF WATERMAIN IN THE WALNUT GROVE AREA - Councillor Pickell reported that water in this area is most unsatisfactory, with only 2 samples out of 57 tested being satisfactory. This matter is to be submitted to the Public Utilities Commission for a report as quickly as possible.

RE: ADDITIONAL TRAFFIC LIGHTS ON THE LAKESHORE ROAD - Councillor Searle pointed out that there is a great need for more protection, particularly at Greaves Avenue, where so many children cross the highway to reach Waterworks Park. During disucssions on this subject, it was suggested that this might be taken care of by a pedestrian push-button device rather than traffic lights. The Township Engineer was requested to contact the Department of Highways in an effort to seek a solution to this problem.

A motion to adjourn was made at 3:50 p.m.

Acting REEVE

CLERK

AS ADOPTED

REPORT

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 3, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan, Harrison, Pickell, Searle & McKechnie.

STAFF PRESENT: M. D. Henderson, H. Stewart and J. Corney.

REPORT NUMBER 9

ITEMS CONSIDERED:

141. FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS (AGREEMENT) (#42)

Consideration on this item was commenced at the General Committee's meeting on Monday, March 1, 1965, and due to a lack of time, it was agreed to adjourn the meeting at 6:00 p.m. and give further consideration to the question of an agreement between Erindale and the Township on Wednesday morning, at 9:00 a.m., March 3. Before any consideration of the actual draft agreement was started, Reeve Speck outlined some of the recent history which led to the consideration of a new agreement. He pointed out that as a result of previous consideration, Council had agreed that a new agreement was necessary and the basis upon which the new agreement was to be drafted, had been agreed upon. Because it was understood that the basic points of the new agreement had been settled and that a new agreement would, in fact, soon be executed by Council, it was decided by resolution to give Mr. Elias an additional 20 units

over and above the 1,008 units released by the agreement. However, since the draft agreement has been prepared, it is evident that Mr. Elias is not in agreement with some of the basic points. Because of this, Reeve Speck suggested that serious consideration be given to rescinding the resolution which released the additional 20 units to Mr. Elias. Reeve Speck continued his remarks by pointing out that it has been brought to the attention of Council that Mr. Elias has an application before the Committee of Adjustment for two apartment buildings, approximately 16 storeys high with underground parking, and since there is no provision in Mr. Elias' agreement with the Municipality for additional units, that the Planning Board Staff should be requested to review the zoning on all of the vacant lands in Erindale Woodlands, and that the consideration of the new agreement between Erindale and the Township, should be deferred until such a study has been completed Councillor Pickell suggested that any other lands in the Township presently zoned RM6 should be included in such a study. Councillor Searle asked that the Staff be requested to prepare a report on all points in the present agreement between Erindale and the Township that had not been complied with by the developer.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That Council's decision on January 25, 1965, to release 20 additional units over and above the 1,008 permitted in the agreement, be rescinded.

2. That the Planning Board Staff be requested to review the zoning on all vacant lands in Erindale Woodlands and all other lands presently zoned RM6 in the Township and submit their comments on the desirability of these zonings directly to Council.

3. That the Township Staff be requested to prepare a report on all points in the agreement between Erindale and the Township that have not been complied with.

4. That further consideration of the new agreement between Erindale and the Township be deferred until the studies and reports requested in the other parts of this recommendation, are completed and submitted to Council.

The meeting adjourned at 9:25 a.m.

REPORT ADOPTED: March 3, 1965.

"Robt. W. Speck"
REEVE

"C. Murray"
CHAIRMAN

Cooksville, Ontario,
March 3, 1965.

A special meeting of Toronto Township Council was held on Wednesday morning, March 3rd, to consider the General Committee Report of the same date. The meeting commenced at 9:25 a.m.

The following members of Council were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

Members of staff present: Mr. M. D. Henderson, Treasurer and Chief Administrative Officer, Mr. Henry E. Stewart, Deputy-Clerk, and Mr. J. Corney, of the Clerk's Department.

The following resolution was passed by Council:

Moved by: C. M. Murray #24
Seconded by: C. D. Jenkins

AND RESOLVED that General Committee Report of March 3, 1965, be adopted.

CARRIED

A copy of the report is attached to these minutes.

The meeting adjourned at 9:35 a.m.

C. Murray acting REEVE

CLERK

AS ADOPTED

REPORT

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 5, 1965

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan, Pickell, Searle and Harrison

STAFF PRESENT: M.D. Henderson

REPORT NUMBER 11

ITEM CONSIDERED:

146. FILE 26-61 - UNIFICATION (#847) - The Honourable W.J. Davis, Minister of Education, was present at the Committee's meeting to explain the problem of c onsidering the Bramalea High School as an asset to be distributed on arbitration due to the withdrawal of the Township portion from the Central Peel High School District.

RECOMMENDATION: That Judge Grant be in formed that the Township of Toronto does not object to a postponement of the final arbitration decision.

The meeting adjourned at 9:00 a.m.

REPORT ADOPTED : March 5, 1965

"Robt. W. Speck" REEVE

"Robt. W..Speck" CHAIRMAN

Cooksville, Ontario,
March 5, 1965.

A special meeting of Toronto Township Council was held on Friday morning, March 5, to consider the General Committee Report of the same date. The meeting commenced at 9:00 a.m.

The following members of Council were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors C. Jenkins, R. K. McMillan, C. Pickell, R. Searle and R. K. Harrison.

Member of staff present: M. D. Henderson.

The following resolution was passed by Council:

Moved by: R. A. Searle #25
Seconded by: C. S. Pickell

AND RESOLVED that the General Committee Report of March 5, 1965, be adopted.

CARRIED

A copy of the report is attached to these minutes.

The meeting adjourned at 9:10 a.m.

REEVE

CLERK

GENERAL COMMITTEE MEETING, MARCH 3, 1965

REPORT #2 OF MARCH 3

ITEMS CONSIDERED:

142. **FILE REGISTERED PLAN 550** - Erindale Woodlands (Letter dated February 25, 1965, from Erindale Woodlands Taxpayers' Association)

143. **FILE 332-60** - Property Owned by the Township & Lots for Sale (Lot 26, Registered Plan 528)

144. **FILE 73-64** - Future Status of the Township (Town Status)

145. **FILE 13-65** - Planning Board General (Divisions of Land)

R E P O R T

OF THE SECOND GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 5, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan, Pickell, Searle and Harrison.

STAFF PRESENT: M. D. Henderson.

REPORT NUMBER 12

ITEM CONSIDERED:

147. **FILE 26-61 - UNIFICATION (#146)** - The Committee considered the change in grants due to the inclusion of the entire T.S. A. #1 assessment.

RECOMMENDATION: That the Township's Chief Administrative Officer check with the Business Administrator for the Toronto Township Board of Education to determine what effect, if any, the inclusion of the entire T.S.A. #1 assessment, is making on the Provincial grants due to the formation of the Toronto Township Board of Education.

Carried

The meeting adjourned at 9:20 a.m.

REPORT ADOPTED:

Murray
REEVE

R K Harrison
CHAIRMAN

R E P O R T

OF THE SECOND GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 3, 1965, 9:35 A.M.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan, Harrison, Pickell, Searle & McKechnie.

STAFF PRESENT: M. D. Henderson, H. Stewart & J. Corney.

REPORT NUMBER 10

ITEMS CONSIDERED:

142. **FILE REGISTERED PLAN 550 - ERINDALE WOODLANDS (LETTER DATED FEBRUARY 25, 1965, FROM ERINDALE WOODLANDS TAX-PAYERS' ASSOCIATION)**

The Taxpayers' Association letter requested a written reply to the questions asked in the letter. The Committee considered this request and agreed that since the negotiations with Mr. Elias are not finalized, that it would be more helpful to the Taxpayers' Association if the requested reply is sent after further negotiations are carried out.

RECOMMENDATION: That Mr. S. Harris, President; Mr. D. Dollof, Secretary; and Mr. L. Parker, Treasurer, of the Erindale Woodlands Taxpayers' Association, be advised that more meetings are required before an agreement between Erindale and the Township can be finalized, and at that time answers to the questions contained in their letter dated February 25, 1965, will be supplied.

Carried

143. FILE 332-60 - PROPERTY OWNED BY THE TOWNSHIP & LOTS FOR SALE (LOT 26, REGISTERED PLAN 528)

The Committee was advised that because of an Offer to Purchase on the above lot in 1963, appraisals were received and an application made to the Department of Municipal Affairs for permission to sell the property for the sum of $7,650.00. When the approval was received from the Department of Municipal Affairs, the Offer, which was in the amount of $7,000.00, was dropped because Mr. Petersen decided he could not increase his Offer to the approved amount. The Committee was also advised that Mr. Morrisen had submitted an Offer dated February 15, 1965, in the amount of $7,650.00 and that new appraisals had been received setting the value of the lot at $7,500.00 and $8,000.00, the average of which is $7,750.00 or $100.00 more than the amount approved by the Minister in 1963.

RECOMMENDATION: That the Offer to Purchase on Lot 26, Registered Plan 528, dated February 15, 1965, from William Douglas Morrison be accepted subject to the following conditions:

1. That the sale price of the lot be amended to read $7,750.00 instead of $7,650.00 as offered by Mr. Morrison.

2. That an approval is obtained from the Minister of Municipal Affairs to sell this lot for $7,750.00.

144. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (TOWN STATUS) - Reeve Speck advised the Committee that Mr. Parkinson, solicitor for the Township on this case, had advised him that the Trustees for the Police Village of Malton will object to the Township's application and they

are asking the Ontario Municipal Board to postpone the hearing because they are not ready to proceed with it on March 15. When the information was first received, Reeve Speck and the Township's Chief Administrative Officer advised Mr. Parkinson to proceed on the basis previously planned. However, Mr. Parkinson, after further investigation, learned that the Trustees would request that the hearing be postponed until Mr. Plunkett's report on the County is finished. Reeve Speck advised the Committee that the report that Mr. Plunkett has been asked to prepare has not been commenced and that it would be at least a year before it would be finished. Because of these problems, he suggested to the Committee that Mr. Parkinson agree to the postponement to a date not later than June of 1965.

carried

RECOMMENDATION: That Mr. Parkinson be instructed to agree to a postponement of the hearing on the Township of Toronto's application to become a town to a date not later than June 1965.

145. FILE 13-65 - PLANNING BOARD GENERAL (DIVISIONS OF LAND) - Councillor Searle advised the Committee that as of May 4, 1965, all matters to do with divisions of land will be transferred to the Committee of Adjustment if the present plans of the Department of Municipal Affairs are carried out. He further pointed out that this change might be quite satisfactory in some municipalities but in the opinion of the Planning Board for the Township of Toronto, it is not in the best interests of this Municipality. At the Planning Board's meeting on March 2, 1965, the following resolution was passed:

"WHEREAS the Minister of Municipal Affairs has indicated that the Provincial Government will procalim the enactment of legislation amending The Planning Act, to the effect that after May 3rd, 1965, consent under Section 26 of The Planning Act will be granted by Committees of Adjustment instead of Planning Boards, BE IT RESOLVED THAT the Planning Board makes personal/presentation to the Minister to indicate its concern regarding the change in legislation, in reaffirmation of its previous recommendation to the Minister by the Board's resolution of May 19th, 1964, since the Board is still of the opinion that such change would not be in the best interests of the Municipality in relation to the orderly development of the Planning Area."

Councillor Searle pointed out that the Planning Board would like the Council to concur with the above resolution.

Carried

RECOMMENDATION: That the Council for the Township of Toronto endorse the resolution passed by the Planning Board dealing with the transfer of applications for division of land from the Planning Board to the Committee of Adjustment.

The meeting adjourned at 10:30 a.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

R E P O R T

TRAFFIC SAFETY COUNCIL MEETING

February 17, 1965

THOSE PRESENT: Messrs. McCrea, Boyle, Somerville, Jenkins, Gardiner, Dr. Wood and Mrs. Reed.

ADVISORY BOARD PRESENT: Messrs. Bodner and Stockman.

ITEMS CONSIDERED:

ITEM #10 - FILE 47-65C - SIDEWALKS

The Traffic Safety Council gave consideration to a revised proposed Sidewalk Report for 1965 dated February 17, 1965, presented to the meeting by the Deputy Township Engineer. The report is in two parts, the first part consists of eight items which had previously been approved, and the second part consists of four items which were further reviewed by the Sidewalk Committee on Monday, February 15.

RECOMMENDATION: The recommendation for sidewalk construction is in two parts:

(1) To be included in the 1965 budget:

- Upper Middle Road - from Gordon Drive to Stavebank Road.
- Indian Road - from Birchview Drive to Tecumseh Park Drive.
- Canterbury Avenue - from Orano to Atwater Avenue.
- Kenmuir Avenue - from Lynd Avenue to Orano Avenue.
- Orano Avenue - from Lyndwood Public School to Canterbury Road.
- Mineola Road West - from Hurontario Street to Stavebank Road.
- Lakeshore Road - from Meadow Wood Road to Clarkson Road.
- Airport Road - from existing sidewalk at Malton four corners to C.N.R. siding.
- Birchview Drive - from Springhill Drive to Indian Road - east side.
- Hurontario Street - from Paisley Boulevard to Dundas Street.

All of the above noted sidewalks carry top priority need and are recommended on the basis of safety only.

Item #10 continued...

(2) The Traffic Safety Council considered the need for sidewalks on (a) Burnhamthorpe Road from Silverthorne Walkway to Dixie Road; (b) Cawthra Road from Lundas Street to Burnhamthorpe Road, and in the case of (a) recommended that the School Board be advised that the Traffic Safety Council has assessed the traffic hazard along the full extent of the Burnhamthorpe Road and do feel that conditions warrant provision of a school [illegible]

(N.B. This recommendation is in reply to a letter from the School Board dated January 28, 1965, concerning the children living east of Dixie Road who travel along the Burnhamthorpe Road to the Burnhamthorpe School.)

(b) The Traffic Safety Council recommended that construction of a sidewalk be carried out on Cawthra Road [illegible] need be placed in Group 2 priority but that a request be made to the Works Department to investigate the possibility of more complete snow removal [illegible] providing additional walking space.

Note: Subsequent to the fatal accident on Cawthra Road [illegible] took place during the night of February 17, it has been brought to the Secretary's attention that consideration should be given to the use of a finer granular material as a cover on the shoulders in order to make walking on the shoulders possible.

ITEM #11 - FILE 47-65C - SIDEWALKS

The Traffic Safety Council gave consideration to a letter dated January 25, 1965, from Mrs. Krane of 1292 Kane Road concerning the dangerous conditions existing for children attending Tecumseh Public School who must walk on Indian Road west from Mississauga Road. The Deputy Engineer pointed out to the Safety Council that with the reconstruction of Mississauga Road, a sidewalk would be constructed on Mississauga Road. Councillor Jenkins advised the Traffic Safety

Council that when the Wateska Walkway is established, a logical approach to the Tecumseh School from the Kane Road area would be north on Mississauga Road and westerly through Shenandoah to the School.

RECOMMENDATION: It was recommended that further action be withheld on this matter and that Mrs. Krane be advised of the proposal when next she calls.

ITEM #12 - FILE 47-65 GENERAL

The Traffic Safety Council was advised that as a result of discussions which Councillor Jenkins had with [illegible] had been formulated in the 1965 proposed budget [illegible] by Traffic Safety Council on the following basis:

Driver Education Programme	[illegible]
Traffic Guard Dinner	[illegible]
Advertising	[illegible]

It was pointed out that this [illegible] by Council when the 1965 Budget has been considered.

RECOMMENDATION: It was recommended that General Committee be requested to recommend to Council that an amount be set aside in the [illegible] budget in the amount of $2,500. for the Traffic Safety Council to be expended as noted above.

ITEM #13 - FILE 47-65C SIDEWALKS

The Traffic Safety Council gave consideration to further requests from the Kenollie Home & School Association regarding the progress of planning construction of a sidewalk on Lineola Road West.

RECOMMENDATION: The recommendation on this item is in two parts:

(1) It was recommended that the Kenollie Home & School Association be advised that the construction of a sidewalk on Lineola Road West from Hurontario Street to Stavebank Road had been recommended to General Committee for inclusion in the 1965 budget.

(2) That General Committee be advised of the interest that the Kenollie Home & School Association was showing in the need for a sidewalk on Mineola Road West.

ITEM #14 - FILE 47-65E - DRIVER EDUCATION

Dr. Wood reported on the progress and success of the Driver Education Programme and spoke of the many requests that were being received from other secondary schools under the jurisdiction of the Township of Toronto Board of Education. It was pointed out that the Traffic Safety Council's recommendation to secure authority to meet with the Board on the matter of the Board being requested to take over the Driver Education Programme was going to be referred back to Traffic Safety Council for further discussion.

RECOMMENDATION: It was recommended that this information be received and noted.

ITEM #15 - FILE 47-65A - TRAFFIC LIGHTS

Traffic Safety Council was advised that several calls had been received from the Applewood area requesting consideration of the installation of lights at Cawthra Road and the North and South Service Roads.

RECOMMENDATION: It was recommended that the Township Council be requested to ask the County Engineer to have a stuoy made and the necessary warrants established.

ITEM #16 - FILE 47-65A - STOP SIGNS

The Traffic Safety Council was advised that at the intersection of River Road and Inglewood Drive there was no stop sign and that drivers experienced great difficulty because of a lack of control at the intersection.

RECOMMENDATION: It was recommended that the Police Department be requested to investigate the area and take the appropriate action, having regard for the possible need of the placement of stop signs.

The meeting adjourned at 9:30 p.m.

R E P O R T

PARKS PURCHASE COMMITTEE MEETING

FEBRUARY 3, 1965, 10:00 a.m.

THOSE PRESENT: Councillors Harrison, Vignale, Searle and McKechnie.

STAFF PRESENT: Messrs. W.J. Hare, I. Siesling, J. Rogers, E. Halliday and J.T. Corney.

OTHERS PRESENT: Mr. Augustnivicious, who appeared in regards to item #2.

ITEMS CONSIDERED:

ITEM #1 - MUNICIPAL PARKS FUND REPORT

It was reported to the Committee that ther is $213,631.44 cash on hand and in the banks on February 2, 1965. A copy of the report is contained in file #11-65. Mr. Siesling pointed out that Resolution No. 305, passed on June 15, 1959, reserved all of the monies received from 5% cash in lieu of land for the area east of Dixie Road for the purchase of parks in the area outlined in Planning Board Drawing No. 21-59. This area includes the land east of the Dixie Road, north of the Q.E. Way, west of Etobicoke Creek and south of the H.E.P.C. line which abuts properties on Denise Road. Mr. Siesling pointed out that included in the $213,631.44 available for park purposes is the amount of $60,334.10 levied in the area referred to in Planning Board Drawing No. 21-59.

RECOMMENDATION: That Resolution No. 305 dated June 15, 1959, be rescinded.

ITEM #2 - H.E.P.C. PROPERTY - ALKA DEVELOPMENTS LIMITED

At this point, the Committee heard from Mr. Augustnivicious in regards to a probl em that he has concerning H.E.P.C. property located on Lot 11, Concession 1 S.D.S., lying west of Cawthra Road opposite Melton Drive.

Mr. Augustnivicious pointed out that this H.E.P.C. line intersects his property which he proposes to develop. At the westerly end of the strip of land that intersects his property, there is a block of land owned by the H.E.P.C. containing approximately three acres together with a strip of land running south easterly, being approximately 969 ft. in length and abutting the westerly limit of Mr. Augustnivicious' proposed plan. The H.E.P.C. will not agree to sell the strip of their property intersecting Mr. Augustnivicious' proposed plan until the Township decides whether or not they wish to purchase the three acre block of land and the strip running southerly therefrom.

RECOMMENDATION: That the Commissioner of Parks & Recreation consider this matter and report back to this Committee on the desirability of acquiring this portion of the H.E.P.C. line northwesterly and southwesterly from Mr. Augustnivicious' proposed plan of subdivision T-16514; and further, that the Township Property Agent determine the cost of that portion of the H.E.P.C. lands under consideration.

ITEM #3 - MAY 26, 1964 PRIORITY LIST

(a) Huron Park Extension - Wells Property - 12.45 Acres

A Plan of Expropriation has been registered in the Registry Office at Brampton, and expropriation proceedings are continuing. The Commissioner of Parks & Recreation pointed out that it is also desirable to acquire land between Huron Park and Stavebank Road to provide another entrance to Huron Park.

RECOMMENDATION: That the Township Property Agent obtain comments from the Township Engineer and the Township Planning Department on the acquisition of the northwesterly 150.42 foot portion of the

Fred Szewaducki property to be used for an entrance to Huron Park; and further, that the Township Property Agent negotiate a price on the said property.

(b) Orenda Property - Derry Road East - 84 acres

The Township Property Agent has reported in a letter that the Hawker Siddley group is not interested in releasing this property; and further, that a definite price has not been established for the purchase of same. However, it has been suggested that Hawker Siddley are interested in selling this land and have suggested that the Township make an offer to purc hase in the amount of $2,500.00 per acre. Councillor McKechnie pointed out that other Township Departments should probably share in the cost of acquiring this property as it will be necessary for the Township to acquire an access road over this property for the Mimico Creek Sewer; and further, that a portion of this land on the 7th Line is low lying and could possibly be used for a sanitary land fill.

RECOMMENDATION: That the Township Property Agent obtain two independent appraisals on the 84 acres of Orenda land proposed for park purposes, and obtain comments from the Engineering Department in regards to their recommended costs for acquiring an access road to the Sewage Treatment Plant and Mimico Trunk Sewer easements over this property; and further, that the Township Property Agent write a letter to the Hawker Siddley group informing them that we are interested in acquiring this land.

(c) Plaxton Property - Minaki Road and Stavebank Road

The possible purchase of this property has been abandoned as per General Committee recommendation on October 7, 1964.

(d) Munden Park Extension - Approximately 2.1 acres lying south and east of the existing Munden Parkett

The Township Property Agent reports that he estimates the cost of this land at $17,500. The Owner estimates the price at $23,000.

RECOMMENDATION: That this Committee, having investigated possible locations of parks in this area, recommend that the Township Property Agent negotiate with the Owner a price for that portion of the Mario Canzanese property lying south easterly of the Munden Parkette, but not to include that portion of the property fronting on Selsey Drive and having a depth of approximately 125 ft.

(e) Fergus Avenue - Approximately 3.1/2 acres north of Lakeview Beach School

The Commissioner of Parks & Recreation reported that the Township Board of Education are not going to expand their holdings in this area; and further, that the parks situation in this area is fairly good. However, it was pointed out that in light of the re-development in this area, the proposed estimated population density is quite great and it is quite possible there will be a definite need for more park land.

RECOMMENDATION: That members of the Parks Department meet with members of the Planning Board to discuss the future needs and locations of park land in this area.

(f) Rattray Beach - The use of this land has not been determined to date.

RECOMMENDATION - That this property be removed from the priority list; and further, that the Parks Department keep this property under surveillance.

(g) Cawthra Bush - D.H.O. Property - Approximately 18 Acres

No decision has been made by the D.H.O. in regards to the final disposition of this property.

RECOMMENDATION: That this property be removed from the priority list; and further, that the Parks Department keep this property under surveillance.

(h) Department of National Defence Property - Approximately 30 Acres Northeast Corner of Cawthra Road and Atwater Avenue

RECOMMENDATION: That this property be removed from the priority list; and further, that the Parks Department keep this property under surveillance.

(i) McKee Property - Approximately 23 Acres - Derry Road West - Presently used on a lease basis for a Day Camp Site

The Commissioner of Parks and Recreation has been informed in a letter from Mr. Ken Darch of Willoughby Real Estate in Brampton, that this property is now listed with their company at the price of $2,000 per acre, together with the O'Neil property, containing approximately 20 acres and situated east of the McKee property and being listed at $2,000 per acre. The Commissioner of Parks and Recreation pointed out that he would very much like to have this property but could not recommend purchasing the said property for a single purpose use, i.e. day camp activities; and further, that members of his staff are investigating the possibility of leasing another property in this area for day camp activities. Two members of his staff will inspect three or four properties in this area on Saturday, February 6.

RECOMMENDATION: That the Township of Toronto do not purchase this property; and further, that it be removed from the priority list at this time.

(j) Terry Property - Approximately 3 acres abutting Whiteoaks Park

The only possible use that could be made of this property is for parking purposes.

RECOMMENDATION: That the Township of Toronto do not purchase this property; and further, that it be removed from the priority list at this time.

(k) Pengilley Property - Approximately 22 acres east side of Clarkson Road north of Highway #2

This property was under consideration because it is about the only property in this area in a block suitable for possible future use as a community centre.

RECOMMENDATION: That this property be removed from the priority list; and further, that the Parks Department keep this property under surveillance.

(l) Excess property on C-20 Creek Diversion

Other than drainage ditch area, there is approximately 1.1/2 acres of table land at the southerly end of Mona Drive that could be used for playground area. This land has not yet been transferred from the D.H.O. to the Township.

RECOMMENDATION: That this property be removed from the priority list.

(m) Lakeside property - Approximately 3.1/2 acres on Lake Ontario south of Highway #2 opposite Greysher House

This property is presently used as a park and is probably one of the busiest parks in the Township.

RECOMMENDATION: That the Township Property Agent contact Hinds & Dauch, the owners of the property, in regards to the possible purchase and estimated price of the said property.

ITEM #4 - KAZDEN PROPERTY (MARTIN FLATS)

The Township presently owns approximately 600 ft. of Credit River frontage beside the Kazden property. It was originally proposed to construct a road through Mr. Kazden's property in exchange for a deed from Mr. Kazden for approximately 5.6 acres of his land lying westerly from his house.

RECOMMENDATION: That the Township Property Agent negotiate with Mr. Kazden and finalise a proposal on this property and report back to this Committee.

ITEM #5 - ORENDA PROPERTY

It was pointed out by Councillor McKechnie that this property could possibly be used for day camp activities.

RECOMMENDATION: That members of the Recreation Commission together with Councillor McKechnie inspect this property on Saturday, February 6, and take into consideration its possible use for day camp site purposes.

NEXT MEETING

The next meeting of the Parks Purc hase Committee will be held on Wednesday, Febr:uary 17, 1965 at 9:00 a.m. in the Council Chambers.

ADJOURNMENT: The meeting adjourned at 12:30 p.m.

REPORT

PARKS PURCHASE COMMITTEE MEETING

February 17, 1965, 9:00 a.m.

THOSE PRESENT: Councillors R. K. Harrison and C. D. Jenkins.

STAFF PRESENT: Messrs. W. J. Hare, E. Halliday and J. Rogers.

ITEMS CONSIDERED:

ITEM #1 - MUNICIPAL PARKS FUND REPORT

It was reported to the Committee that there is $213,631.44 cash on hand and in the banks on February 2, 1965. A copy of the report is contained in File #11-65.

ITEM #2 - PRIORITY LIST

(1) Huron Extension - Road connection to Stavebank Road to provide another entrance to Huron Park.

(2) Orenda Property - Malton - Derry Road East - 84 acres.

(3) Munden Park Extension - 2.1 acres surrounding the existing Munden Parkette.

(4) Kazden Property - (Martin Flats) - 5.6 acres on the Credit River.

(5) H.E.P.C. Property - Alka Developments Limited - 3-acre block and strip running to Cawthra Road.

(6) Fergus Avenue - Approximately 3½ acres north of Lakeview Park School.

RECOMMENDATION: That the above priority list be referred to General Committee for its consideration and approval.

The meeting adjourned at 9:40 a.m.

96. FILE 54-65 - Industrial Committee (Port Credit Weekly Progress Issue)

97. FILE OZ-28-64 - Leonard Gillis

98. FILE T-15827 - Rattray Park Estates

99. FILE PROJECT 11-65 - Municipal Offices & Grounds

100. FILE T-16599 - Brambleweed Estates

101. FILE T-16680 - John F. McLennan

102. FILE T-16451 - United Lands Corporation Limited

103. FILE OZ-6-65 - Cedar Heights Construction Ltd.

104. FILE T-16625 - Clarkson Heights Developments

105. FILE OZ-27-61 - Shields-Snow Developments (Laurelcrest Holdings)

106. FILE T-16251 - Shields-Snow Developments (Laurelcrest Holdings)

107. FILE 97-60 - Subdivision Policy (Divisions of Land)

108. FILE 69-65 - Metropolitan Toronto Planning Board (Metropolitan Toronto Transportation Plan)

109. FILE 73-64 - Future Status of the Township (Three Municipalities)

110. FILE 73-64 - Future Status of the Township (Name)

111. FILE 108-65 - County of Peel (Private Bill - Representation)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

FEBRUARY 25, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillers Searle, Jenkins, Harrison, McMillan, Pickell & McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 7

ITEMS CONSIDERED:

96. **FILE 54-65 - INDUSTRIAL COMMITTEE (PORT CREDIT WEEKLY PROGRESS ISSUE)**

Mr. Innes of the Port Credit Weekly attended the General Committee meeting to discuss the possibility of the Township of Toronto purchasing space in a special progress issue of his paper. The Committee was advised that it was the intention of the Port Credit Weekly to publish this issue around the end of March and it is hoped that the issue will touch on the social, economic and cultural progress in the Municipality. The paper will attempt to graphically portray the Township of Toronto as it is at the present time. Mr. Innes advised the Committee that his paper has a circulation of 9,426 and it is intended to send copies to the Ontario Government, to the Federal Government, the Ontario Houses in Europe and the Canada Houses in Europe. The estimated cost of the double page is $476.00. When asked by the Committee what it would cost to obtain additional copies of the paper, Mr. Innes checked with his office and

returned to the meeting to advise that 500 copies of the centre section, being the two-page ad on the Township, will be made available at no charge and additional copies of the full paper would be made available at 5¢ per copy.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the Township of Toronto concur with the presentation made by Mr. Innes of the Weekly inasmuch as the Township agrees to purchase a two (centre) page ad with the contents of the ad to be determined later.

Carried

2. That a committee of the Reeve and Deputy Reeve and Councillor Searle be a committee to consider and recommend the content of the two page ad referred to in part one of this recommendation.

97. FILE OZ-28-64 - LEONARD GILLIS (#84) - This is an application requesting a change of the Zoning By-law from R4 to RM7D3 to permit apartment type residential development on property located on the east side of Enola Avenue, south of the C.N.R. tracks consisting of Lots 7, 8 and 9, Plan F-20. The applicant's engineer submitted a drainage report to the Planning Board Staff and it was referred to the Township Engineer for consideration. As a result of studying the report, the Township Engineer commented on January 22, 1965, "We agree that the cost of providing the drainage as requested on a storm sewer basis would be too expensive to be carried by this development alone. It is our opinion that proper drainage through a storm sewer system should be provided within the near future. A development of this nature and probably subsequent others of its type in the vicinity, will create unacceptable drainage problems. It is, therefore, our opinion that Council should decide whether this proposal should proceed on an open ditch

basis at this time with a proportionate share of the future drainage improvements to be paid to the Municipality by the applicants, or should funds be available, a participation in the scheme at the present time jointly with the developer, or declare the rezoning application premature." It was decided at the Committee's meeting on February 10, to defer further consideration of the item pending further information regarding the estimated cost of improving the drainage in the area in a manner acceptable to the Township Engineer; and further, that the applicants be given an opportunity to appear before the Committee to discuss the development. Mr. Jack Plaus and Mr. Leonard Gillis attended, representing the application; the Township Engineer attended giving information regarding the drainage improvements necessary in the area. Mr. Anderson pointed out that the drainage in this area comes from the C.N.R. down Enola Avenue, across Highway #2 in a culvert and through private lands to the outlet which the Township improved and on the basis of a total improvement to the drainage problem, it would cost approximately $60,000.00 or at the rate of $4,000.00 per acre. Some consideration was given to the possibility of permitting this development to proceed with the drainage from the property going into the open ditch at the rear and the payment of a share of the total improvement by these lands to the Township, at this time with the improvement to be made at a later date.

RECOMMENDATION: That further consideration of this item be deferred until the Township Engineer has had an opportunity to submit a report on the possibility of carrying out the drainage improvement required in the area

on a staged basis whereby each developer would pay a proportionate share at the time of development; and further, that if it is not possible to carry out the drainage improvements necessary on this basis, that the proposed development in File OZ-28-64, Leonard Gillis, be declared premature.

98. FILE T-15827 - RATTRAY ESTATES (#365) - Mr. Williams and Mr. VenBulo of Kleinfeldt & Associates, attended the Committee's meeting with Mr. Neimen, soliciter for the subdivision, to discuss the possibility of amending the boundaries of the property released for processing to include the high land portion on the west side of the marshland. The Committee was advised that part of this section was to be retained and not processed as part of the area for development, until the Municipality would decide the future for the block land around the marshland. Copy of a letter dated February 9, 1965, from Mr. Williams was attached to the agenda. One of the reasons that Mr. Williams requested permission to speak to the Committee was that he wanted to know whether or not the boundaries of the plan could be amended before he would carry out his negotiations with the Peel County Health Unit to determine whether or not certain lands along the shoreline could be developed on a septic tank basis. Mr. Williams informed the Committee that the portion of land that he would like to have included in the plan, is around the Rattray Estate House but it is not the developer's intention to retain this house as part of the development. He further advised that if the requested increase in area is not granted, that theprincipals do not believe the

cost involved in the other areas on which there is a problem in developing on septic tanks, is warranted. During the discussion, Mr. Williams used a plan on which different colours were shown. He informed the Committee that the Peel County Health Unit had tested the area and the areas shown in pink ar e suitable for development on septic tanks; the areas shown in green are questionable, and the areas shown in white would definitely require some special attention. The portion of the plan shown outlined in yellow, is the portion that was to be left out of the plan until the Municipality would decide the future of the lands surrounding the marshland. The total area of the plan is 148 acres; the portion outlined in yellow has an area of approximately 45 acres, leaving approximately 103 acres released for processing. Of this, only 50 acres has been found suitable for development on septic tanks. The plan referred to in this item is drawing #1A dated May 16, 1963, prepared by G. V. Kleinfeldt and Associates Limited. A copy of it is contained in the above file.

RECOMMENDATION: That the request by Mr. Williams on behalf of Rattray Park Estates, be deferred until the Planning Board Staff and the Staff of the Parks Department have had an opportunity to consider and report on the future park land requirements in the area, taking into consideration, the request for an extension of the boundaries of the plan by the developer.

Carried

99. FILE PROJECT 11-65 - MUNICIPAL OFFICES AND GROUNDS (#93) - A copy of a report dated February 4, 1965, from the Township Engineer, giving his estimate on the improvements proposed for Confederation Square, was before the Committee for its consideration. The Committee was advised in the memo that the estimates do not include street lights, sidewalks or lights for parking lots. Also attached to the agenda was a copy of each of two memos from the Chief of Police regarding the proposed development of Confederation Square. At the Committee's meeting on February 10, it was agreed that this item should be deferred to facilitate further consideration by the Staff of problems raised by Chief McGill. This meeting was held on February 15, 1965, with Mr. Andersen, Mr. Debenham, Chief McGill, Sgt. MacDonald, Mr. Henderson, Mr. H. J. A. Brown, Mr R. J. Brown and Mr. H. Stewart. It was agreed that Chief McGill should submit his comments to the General Committee and attend the meeting for this discussion. Chief McGill and Mr. Andersen were present for the discussion on this item. Chief McGill advised the Committee that he was concerned about the road proposed from Dundas to Western Avenue, past the Police Building, being used as a by-pass for the four corners. He pointed out that it was necessary to have an access to the Dundas Highway from the Police Building but the access could be gained to Dundas Highway, via the existing street which runs north from the shopping centre. Because parking is a problem, he suggested that the area between the Police Building to the east limit of Confederation Square, running south, should be used for parking. In this way, vehicular access as it is

presently proposed, would not exist. During the discussion on this item, some consideration was given to the possibility of using a portion of the Township owned lands on the south side of Western Avenue, for parking facilities for Court purposes and whether parking could be confined to the east side of the Police Building but not running all the way south to Western Avenue. The other item which received consideration, was whether or not the "U" road in front of the Municipal Buildings, should be retained.

RECOMMENDATION: That the Township Engineer be requested to prepare new plans in consultation with Township Staff, for the development of Confederation Square on the basis of:

Carried

1. The elimination of the "U" road in the front of the Municipal Buildings;
2. The suggestions put forward by Chief McGill regarding parking facilities and access to Dundas Street from the Police Building.

100. FILE T-16599 - BRAMBLEWOOD ESTATES - This is a proposed plan of subdivision located west of Lorne Park Road and south of the C.N.R. It is zoned R2 and has 41 proposed lots. The Planning Board considered the application at its meeting on February 9, 1965, when it decided to recommend that the proposed plan of subdivision, be released for processing.

Carried

RECOMMENDATION: That proposed plan of subdivision T-16599, Bramblewood Estates, be released for processing.

101. FILE T-16680 - JOHN F. McLENNAN - This is a proposed plan of subdivision located south of Burnhamthorpe Road, west of Pony trail Drive. It is presently zoned R3 and has 8 proposed lots and one proposed block for future development. The Planning Board considered the application at its meeting on February 9, 1965, when it decided to recommend that it be released for processing.

RECOMMENDATION: That proposed plan of subdivision T-16680, John F. McLennan, be released for processing.

102. FILE T-16451 - UNITED LANDS CORPORATION LIMITED (#619) - This is a proposed plan of subdivision located south of Dundas Street, westof the Fifth Line West. It is presently zoned RS, however, an application has been processed and approved by the Planning Board and Council to rezone these lands in more appropriate categories. The plan has approximately 120 lots. The Planning Board considered the application at its meeting on February 9, 1965, when it decided to recommend that the conditions of draft approval for proposed plan of subdivision T-16451, United Lands Corporation, be approved. Attached to the Committee's agenda, for its information and consideration, were the following:

1. A copy of the consolidated report to United Lands dated January 15, 1965;
2. A copy of a letter from J. D. Strachan dated February 1, 1965, in reply to the consolidated report;
3. A copy of the conditions of draft approval as recommended by the Planning Board.

carried

RECOMMENDATION: That a recommendation be forwarded to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs for draft approval on proposed plan of subdivision T-16451, United Lands Corporation Limited, subject to the conditions as recommended by the Planning Board at its meeting on February 9, 1965.

103. FILE OZ-6-65 - CEDAR HEIGHTS CONSTRUCTION LTD. - The Committee was advised that an application has been received for a change of the Official Plan from Industrial to Residential and the Zoning By-law from M1 to R4 and RM1 on lands located north the C.N.R., approximately 1350' west of Cawthra Road at the end of Claredale Road, immediately west of the lands under consideration in application OZ-27-61 which was also considered on this agenda. The Planning Board held a public meeting on this application on February 15, 1965, after which it decided to recommend that the application be approved.

carried

RECOMMENDATION: That application OZ-6-65, Cedar Heights Construction Ltd. for a change of the Official Plan from Industrial to Residential and the Zoning By-law from M1 to R4 and RM1, be approved as recommended by the Planning Board.

104. FILE T-16625 - CLARKSON HEIGHTS DEVELOPMENTS - This is a proposed plan of subdivision on the lands under consideration in the previous application OZ-6-65. It shows 33 proposed lots in accordance with the proposed zones as outlined in the application OZ-6-65. The Planning Board considered the application at its meeting on February 16, 1965,

and recommended that the proposed plan of subdivision be released for processing after Council has made its decision regarding the Official Plan and Zoning By-law amendments.

carried

RECOMMENDATION: That proposed plan of subdivision T-16625, Clarkson Heights Developments Limited, be released for processing, after Council has made its decision regarding the Official Plan and Zoning By-law amendments in application OZ-6-65, Cedar Heights Construction Limited.

105. FILE OZ-27-61 - SHIELDS-SNOW DEVELOPMENTS (LAURELCREST HOLDINGS) - This is an application for a change of the Official Plan from Industrial to Residential and the Zoning By-law from M1 to R4 and RM1 on lands located north of the C.N.R., east of the lands under consideration in OZ-6-65, south of Northaven Drive and west of the lands fronting on Cawthra Road. The Planning Board considered this application on October 20, 1964, when it decided that a public meeting should be held on the application. The public meeting was held on February 16, 1965, when it was decided to recommend that the application be approved.

carried

RECOMMENDATION: That application OZ-27-61, Shields-Snow Developments (Laurelcrest Holdings) for a change of the Official Plan from Industrial to Residential and the Zoning By-law from M1 to R4 and RM1, be approved as recommended by the Planning Board.

106. FILE T-16251 - SHIELDS-SNOW DEVELOPMENTS (LAURELCREST HOLDINGS) - This is a proposed plan of subdivision on lands under consideration in application OZ-27-61. The proposed plan shows 55 lots in accordance with the zoning as set out in the previous application. The Planning Board

considered this application at its meetig on February 16, 1965, when it decided to recommend that the proposed plan be released for processing after Council has made its decision regarding the Official Plan and Zoning By-law amendments.

RECOMMENDATION: That proposed plan of subdivision T-16251, Shields-Snow Developments (Laurelcrest Holdings) be released for processing after Council has made its decision regarding the Official Plan and Zoning By-law amendments requested in File OZ-27-61.

107. FILE 97-60 - SUBDIVISION POLICY (DIVISIONS OF LAND) - The Committee was advised that the Planning Board has a policy for the consideration of applications for consent to create parcels of land. One of the items in that policy requires the payment of $550.00 under certain conditions. The Clause reads as follows:

"B. Levy
If an application for consent to create additional building lots is approved, the sum of $550.00 for each additional lot must be paid to the Township prior to the implementing deeds being endorsed by the Planning Board."

The Committee was advised that an application has been received by the Planning Board on property being part of Lot 9, Conc. 2, W.H.S. where the farm buildings (barns and house) are located on the farm and a second house is located on the farm, around which the owner of the property wishes to create a lot so that this second house, being the one in which he lives, can be separated from the remainder of the farm. The Planning Board considered this division of land and at its meeting on January 19,

1965, decided that the application could be approved, subject to:

1. The conveyance of a 27' widening to the Township across the frontage of the lot.

2. The requirements of the payment of $550.00 to the Township of Toronto being deferred pending interpretation by the Solicitor as to whether or not a building lot would be created pursuant to the Board's policy in this regard.

The Committee was advised that the Solicitor had commented to the Planning Board on February 2, 1965, and a decision on the $550.00 levy was deferred until the matter could be brought to the attention of Council for its consideration.

RECOMMENDATION: That the Planning Board be advised that the problem has been considered and the Council interprets the Planning Board's policy to be that the $550.00 levy should be paid only in instances where a division of land will create a vacant parcel on which a new dwelling can be erected.

108. FILE 69-65 - METROPOLITAN TORONTO PLANNING BOARD (METROPOLITAN TORONTO TRANSPORTATION PLAN)

A copy of the Metropolitan Transportation Plan prepared by the Metropolitan Toronto Planning Board dated December, 1964, was presented to the Committee for its information.

RECOMMENDATION: That the information contained in the Metropolitan Transportation Study dated December, 1964, be received

109. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (THREE MUNICIPALITIES) (#79)

As a result of the joint meeting between the Towns of Port Credit and the Town of Streetsville and the Township of Toronto, all three

municipalities gave further consideration to a suggestion put foward atthe meeting. The suggestion was that a committee be formed of the two mayors and the reeve to consider future status of the three municipalities. The follewing are the results of the consideration given by the three Municipalities:

1. TOWNSHIP OF TORONTO

"As a result of the joint meeting between the Towns of Port Credit and Streetsville and the Township of Toronto on Monday, February 8, 1965, further consideration was given to the future status of the three municipalities by the Township of Toronto.
The Township of Toronto decided to proceed with its application before the Ontario Municipal Board for town status. Upon disposition of this application, the Council will be pleased to meet with the Council of Streetsville and the Council of Port Credit, or their committees, to discuss problems mutual to all concerned."

2. TOWN OF PORT CREDIT

"Resolution No. 35/65
The Council of the Town of Port Credit agrees not to oppose the Township of Toronto's application for Town status presently before the Ontario Municipal Board."

Resolution No. 36/65
"The Council of the Town of Port Credit hereby appoints the Mayor to a committee to consist of the heads of the three municipalities, namely, Port Credit, Streetsville and Toronto Township, to undertake a study and make recommendations within the following terms of reference:

1. To conduct a comprehensive study of the administration of the three municipalities with power to add to the committee as they see fit.

2. To incur costs as recommended to, and approved by the three councils for the provision of engineering, planning, accounting and administration services.

3. To work toward the design of the best administration for the three municipalities.

4. To recommend a schedule of dates for the development of changes in administration required in furthering improved administration."

3. TOWN OF STREETSVILLE

"As a result of the joint meeting between the Township of Toronto and Towns of Port Credit and Streetsville, on February 8th, 1965, the following resolution has now been passed by our Municipal Council:

That the Town of Streetsville not oppose the application of the Township of Toronto to be erected into a Town; and
That the Mayor be authorized and instructed to participate in meetings of representatives of the Councils of the Township of Toronto, Town of Port Credit and Town of Streetsville called for the purpose of considering unification of municipal services, but that he be specifically instructed to refrain from participation in discussion or study of amalgamation of the Town of Streetsville with any municipality, presently existing or to be created since it is the firm opinion of this Council that the best interests of the Town of Streetsville and its ratepayers would not be served by such amalgamation."

carried

RECOMMENDATION: That the above information be received and filed.

110. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (NAME) (#78) - A copy of a memo dated February 11, 1965, setting out a list of names as a result of the consideration given to this item by the Committee at its meeting on February 10, 1965. The following names were on the list:

Birchwood
Crediton
Creditvale
Credit Valley
Fairfield
Glenleven
Grayden
Lakeland
Lakewood
Malton
Mississauga
Newport
Oneida
Orchard Park
Peel
Sheridan
Sherwood
Springburn
Springfield
South Peel
Summerlea
Westport
Whiteoaks

As a result of consideration at this meeting, the list was shortened to the following four names:

Mississauga
Malton
Peel
Sheridan

RECOMMENDATION: That the above short list of four names, be referred to the General Committee meeting on Monday, March 1, 1965, for further consideration.

111. FILE 108-65 - COUNTY OF PEEL (PRIVATE BILL - REPRESENTATION) - Reeve Speck advised the Committee that the Private Bill on representation on County Council, had beenappreved and this would mean that the Township of Toronto would have four members and twelve votes on County Council, commencing January 1, 1966. If the Township of Toronto becomes a Town, it would be represented by the Mayor, the Reeve, the Deputy Reeve and one member. If the Municipality continues as the Township of Toronto, it will be represented by the Reeve, the Deputy Reeve, and two members. Councillor McKechnie moved a vote of congratulations to Reeve Speck and Deputy Reeve Murray for their excellent work on County Council in this regard.

The meeting adjourned at 5:00 p.m.

REPORT ADOPTED:

Ceeway
REEVE

R K Harrison
CHAIRMAN

T 143

RESOLUTION

March 8 SESSION 1965 No.

MOVED BY R.A. Seale

SECONDED BY

Amendment, Clause 108. Zoning Committee report of Feb 25/65

That the clause be referred back to the Zoning Committee ~~report~~ for further consideration and further, that a member of the Planning Board staff be present when this item is debated.

Carried
R.K. Harrison

Cooksville, Ontario,
March 22, 1965.

The regular meeting of Toronto Township Council was held in the Council Chambers on March 22nd, 1965, commencing at 1:30 p.m. The following members were in attendance: Acting-Reeve C. M. Murray, Councillors R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle. Reeve Speck arrived at 2:00 p.m. The meeting opened with Acting Reeve Murray in the Chair.

Members of Staff present: Messrs. W. J. Anderson, Township Engineer; M. D. Henderson, Treasurer and Chief Administrative Officer; K.H. MacDiarmid, Township Solicitor.

Minutes of meetings held on March 8th and March 15th were adopted as read.

DEPUTATIONS

RE: STREET VENDING BOXES (NEWSPAPERS) - Mr. Ernest Lush, of 7688 Redstone Road, presented a brief containing some 47 signatures, requesting that street vending boxes be prohibited, or failing this, that they be licensed. Mr. Lush pointed out that the location of many of these boxes interfere with proper flow of traffic, they create a litter nuisance, and also take the sale of newspapers away from the merchants who pay business taxes. He also suggested that if these boxes are allowed to remain, then steps should be taken to keep the areas surrounding them clean and tidy so that refuse is not left to blow around.

A motion was made by Councillor Harrison that this matter be referred to the Street Appearance Committee for report to General Committee. This motion carried.

COMMUNICATIONS

Township of Toronto Assessment Department - Report on Section 53 for the year to date with comparative figures for the year 1964.

Department of Transport - Letter advising composition of the Toronto International Airport Noise Abatement Committee, with assurance that the Township will be kept advised on the matter of noise abatement.

The Royal Canadian Legion - Letter requesting Council to give consideration to assisting with the erection of a monument at Confederation Square. On motion by Councillor Harrison, this matter was referred for discussion at Budget meeting on March 24, 1965.

Memorandum from Chief Constable G. L. McGill requesting letter from Mr. Finlayson be presented to Council for consideration. This deals with dogs running at large. On motion by Councillor Jenkins, this correspondence was referred to General Committee, with the request that Mr. McGill attend for discussion on this item.

Mrs. Howard Hurson - letter commenting on the choice of name for the proposed town. Letter to be included with list of suggested names.

Professional Recreation Guild - Letter extending invitation to Council members to attend a luncheon meeting on March 24 to be held at Trinity Community Centre. Councillor McKechnie made a motion that Council representatives on the Recreation Commission be authorized to attend.

Anthony Adamson - Letter suggesting Enola as a name for theproposed town. Letter to be included with list of suggested names.

PETITIONS

A petition was received requesting construction of sanitary sewers on Fowler Drive and on Fifth Line West from H.E.P.C. Lands to Fowler Drive. The Clerk advised that this petition is sufficiently signed. On motion by Councillor Jenkins, this petition was referred to the Township Engineer for report.

At this time Acting-Reeve Murray vacated the Chair and the remainder of the meeting was presided over by Reeve Speck.

COMMITTEE REPORTS - Council moved into Committee; Councillor Pickell in the Chair.

GENERAL COMMITTEE REPORT DATED MARCH 10, 1965

RE: ITEM #153 - FILE 27-61 - TOWNSHIP OF TORONTO HYDRO (Underground Wiring-H.E.P.C.)

The recommendation on this item was amended to read as follows:

> "That the Hydro Electric Power Commission of Ontario be requested, notwithstanding the cost, to install the line proposed through the North Dixie Area in the Township of Toronto, underground; and that immediate required representation be made to the Hydro Electric Power Commission, and Township Hydro Manager estimate costs for discussion purposes."

RE: ITEM #159 - FILE 47-65A - TRAFFIC SAFETY COUNCIL (INTERSECTION CAWTHRA ROAD & HGIHWAY #5)

The recommendation on this item was amended to read as follows:

> "That the Township of Toronto express its concern to the County of Peel regarding the decision by the Department of Highways that

"this intersection did not warrant a right turn lane; and further, that the County be requested to urge the Department of Highways to reconsider this matter; and further, that if the above recommendation is not feasible, that the County of Peel be requested to urge the Department of Highways to re-phase the existing traffic lights at the intersection of #5 Highway and Cawthra Road to provide for a longer green light for the north and south traffic on Cawthra Road."

RE: ITEM #160 - FILE 47-65A - TRAFFIC SAFETY COUNCIL (TRAFFIC LIGHTS, HIGHWAY #10 & HIGHWAY #5)

The recommendation on this item was amended to read as follows:

"That the Department of Highways permit right hand turns against a red light at the intersection of Hwys. 5 and 10 for a trial period of six months, but at no time during a walk signal."

RE: ITEM #165 - FILE 11-65 - PARKS GENERAL (NAMES) - The following amendment was proposed by R. A. Searle -

"That this clause be referred back to the General Committee for further consideration."

An amendment to the amendment, as follows, was proposed by F. J. McKechnie:

"That this clause be deferred pending a written report from the Street Names Committee."

The amendment to the amendment was voted on and LOST.

The amendment was then voted on and CARRIED.

RE: ITEM #174 - FILE 73-64 FUTURE STATUS OF THE TOWNSHIP (NAME) - The recommendation on this item was amended to read:

"That further consideration be given to this item at the General Committee meeting scheduled for March 22, 1965."

RE: ITEM #178 - FILE 39-64 - CONVENTIONS 1964 -(ASSOCIATION OF MAYORS & REEVES AND BELL TELEPHONE CO.)

NOTE: Reeve Speck disqualified himself from voting on this item.

The meeting recessed at 3:40 p.m. and reconvened at 3:55 p.m.

GENERAL COMMITTEE REPORT DATED MARCH 16, 1965

RE: ITEM #190 - FILE T-11991 - DALEWOOD INVESTMENTS, PHASE II - The recommendation on this item was amended to read as follows:

"That, subject to the approval of the Metropolitan Toronto Regional Conservation Authority approving of the extent of easement lands to be acquired, the necessary steps be taken to acquire drainage and sewer easements over lands owned by Messrs. Pledger (formerly Caldwell), Clark, Tumber and Shean, with the total cost of acquisition to be borne by Dalewood Investments."

RE: ITEM #195 - FILE 107-61 - PORT CREDIT LIONS CLUB SWIMMING POOL - This item was referred back to the General Committee for further consideration.

Copies of General Committee Reports dated March 10th and March 16th, and amendments thereto, are attached to these minutes.

UNFINISHED BUSINESS

RE: ITEM #168 - GENERAL COMMITTEE REPORT MARCH 10, 1965 - BROMSGROVE ROAD

Reeve Speck requested that future use of industrial land on Bromsgrove Road, Registered Plan 587, be considered by the Industrial Committee.

RE: TRAFFIC EDUCATION COURSE - Councillor Jenkins advised that a meeting is to be held on Wednesday, April 14th, and that Councillors Searle and McKechnie have been appointed to serve on this committee. The Committee members asked to be notified of this meeting by letter.

RE: STUDY BY METROPOLITAN & REGION CONSERVATION AUTHORITY RE ETOBICOKE CREEK - Councillor McKechnie, who is a representative on this Authority, was requested to endeavour to ascertain when this report will be available. Mr. McKechnie asked that a letter be given to him by the Clerk for presentation to Mr. Kline.

RE: LICENSING BY-LAW - The Clerk was asked to enquire as to when the Licensing By-law will be ready for Council.

BY-LAWS

A By-law to execute a Deed of Land was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5127. (One foot reserves in Registered Plan 681)

A By-law to execute a Deed of Land was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5128. (One foot reserves in Registered Plan 681)

A By-law to accept a Grant of Easement was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5129. (Forest Glen Subdivision part Lot 3, Con. I,N.D.S.)

A By-law to accept a Grant of Easement was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5130. (Glen Gordon Subdivision, part Lot 3, Con. I,N.D.S.)

A By-law to expropriate an easement through part of Lot 11, Range 2, C.I.R. Township of Toronto, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5131. (Part Lot 11, Range 2, C.I.R. for Lornewood Drainage Improvement)

A By-law to authorize construction of sanitary sewers and private drain connections in the Eastern Sewer Area, Township of Toronto, at an estimated total cost of $82,000.00, was read a first and second times and numbered 5132. (on Crediton Parkway, Willa Road, Elaine Trail and Lochlin Trail)

By-law Number 5105 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure of $803,000.00 for public school purposes of the Board of Education of the Township of Toronto was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto. (Park Royal, Silverthorn, Dixie Schools, and Oakridge school site)

A By-law to authorize the temporary borrowing of $803,000.00 pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5133.

By-law Number 5126 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $1,254,940.00, of which $1,046,617.00 is to be debentured, for the construction of a Community Centre in the Township of Toronto, was read a third time, finally passed, signed by the Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $1,254,940.00 of which $1,046,617.00 is to be debentured, pending the issue and sale of debentures, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5134.

A By-law to authorize the execution of an Engineering Agreement between Sheridan Homelands Limited, The Corporation of theTownship of Toronto, The Public Utilities Commission of theTownship of Toronto and Annie Katherine Belford, Grafton Melville Belford, William Lloyd George Harmer, Kenneth Edward Harmer, Ronald Stanley Harmer and Allan Clement Harmer, was read a first, second and third times, finally passed, signed by the Reeve and the, Clerk, the Corporate Seal attached thereto and numbered 5135. (Phase I of United Lands "Northern Lands")

A By-law to authorize the execution of a Financial and Engineering Agreement between Charles Zamaria and Katherine Zamaria, The Corporation of the Township of Toronto, The Public Utilities Commission of the Township of Toronto and Eva Rose Sexton, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5136.

A By-law to authorize the execution of a Grant of Easement was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5137. (Part Lot 10, R.P. C-20)

A By-law to authorize the execution of a Grant of Easement, was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5138. (Part Lot 2, Range 1,CIR)

A By-law to execute a Deed of Land was read a first, second andthird times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5139. (Lot 26, R.P. 528)

A By-law to accept a Deed of Land was read a first, second and third times, finally passed, signed by the Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5140. (Part Lot 6, Con. 1, N.D.S.)

MOTIONS

Moved by: C. A. Pickell #36
Seconded by: R. A. Searle

AND RESOLVED that General Committee Report dated March 10, 1965, be adopted as amended in items #153, 159, 160, 165 and 174.

CARRIED.

Moved by: C. A. Pickell #37
Seconded by: R. A. Searle

AND RESOLVED that General Committee Report dated March 16, 1965, be adopted as amended in items 190 and 195.

CARRIED

Moved by: R. K. Harrison #38
Seconded by: C. D. Jenkins

WHEREAS the Township of Toronto has passed By-law 5098 for the purpose of amending certain sections of By-law 2813; and for the purpose of changing the zone designation on certain lands as set out on Schedule "A" to the By-law; and

WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, objections to the passing of this by-law have been received; and

WHEREAS the objections have been considered and in the opinion of the Township of Toronto, the application should proceed;

BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 5098.

CARRIED

Moved by: R. A. Searle #39
Seconded by: C. M. Murray

RESOLVED that Councillor F. McKechnie be authorized to request that the Metropolitan Conservation Authority advise the Township of Toronto of the date at which the report on the Etobicoke watershed flood plain lands will be available; and that he express the concern of thisCouncil regarding certain developments within the Township which are being deferred pending presentation of the report.

CARRIED

Moved by: R. K. McMillan #40
Seconded by: C. D. Jenkins

AND RESOLVED that accounts paid by the Treasurer for January 1965 be approved as follows:

General	$446,463.71
Roads	32,775.21
Welfare	9,950.16
Payroll	264,131.69

CARRIED

OTHER BUSINESS

RE: COST OF LEVELLING AND SODDING OF PARKLANDS - Mr. McMillan pointed out the budget item covering this work and suggested that perhaps sub-dividers might be requested to do part of the work. Mr. Henderson was asked to prepare a report on this matter for consideration of Geneal Committee at an early date.

RE: TENDERS FOR LOW RENTAL HOUSING PROJECT - The Clerk advised that these tenders were to be submitted to The Ontario Housing Corporation in Toronto.

REPORT ON UNITED NATIONS LUNCHEON MEETING - This meeting was attended by Councillors McMillan and Pickell. Mr. McMillan gave a brief report. Mr. Wayne Tompkins, President for Peel County, outlined the set-up of the organization and the necessity for an educational programme to inform the people generally of the intends and purposes of United Nations.. Mr. Bruce McLaughlin introduced Mr. C. H. Williams who spoke for the Honourable Wm. Davis who was unable to be present.

FORTHCOMING MEETINGS

Tuesday - March 23 - Minimum Standards Committee at 7:30 p.m.

Wednesday- March 24 - Indus. Committee - 9:00 a.m.

Wednesday- March 24 - General Committee - 10:00 a.m.

Friday - March 26 - Urban Institute

Monday - March 29 - Committee on Safety of Buildings (Day care) - 8:00 p.m.

Tuesday - March 30 - Recreation - 8:00 p.m.

Monday - April 5 - General Committee - 10:00 a.m.

Monday - April 12 - Council - 1:30 p.m.

Wednesday- April 14 - Driver Education - 7:30 p.m.

A motion to move into Committee was voted on and carried. This Committee meeting was convened to discuss File 73-64 - Future Status of the Township.

The council meeting recessed at 4:35 p.m., and reconvened at 5:15 p.m. for the enactment of the following resolution:

Moved by: R. K. McMillan #41
Seconded by: C. M. Murray

AND RESOLVED that the attached resolution of theGeneral Committee re Town name, dated March 22, 1965, be adopted.

CARRIED

Committee report referred to in resolution #41 reads as follows:

"AND RESOLVED that a question be placed on a ballot at the 1965 election on Saturday December 4, 1965, to select a name for the Town, presently the Township of Toronto. The names to be placed on the ballot are Mississauga and Sheridan and shall be placed on a ballot, subject to the approval of the Town Status application presently before the Ontario Municipal Board."

This meeting recessed at 5:20 p.m. to be reconvened at 7:30 p.m.

- -

The evening session commenced at 7:30 p.m. with the following members present: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors Harrison, Jenkins, McMillan, Pickell and Searle.

Members of staff present: Deputy-Clerk, Henry E. Stewart, Director of Planning, H. Petschar and Deputy Director of Planning, John Montague.

DEPUTATIONS:

RE: RECONSTRUCTION OF SOUTHDOWN ROAD BETWEEN QUEEN ELIZABETH WAY & JUNCTION OF HIGHWAY #2 and #122

Mr. Frank Webb spoke on behalf of the Park Royal Community Association. He outlined the condition of this road and stressed the urgency for reconstruction before a serious accident occurs. He outlined the history of approaches that have been made by the Association both to the Township and to the County of Peel.

Reeve Speck suggested that now might be the time to approach the Minister of Highways with respect to this road and suggested that two members of the Community Association and perhaps two members from Southfairfield Ratepayers' Group accompany him to the Minister's office to ask that this work be included in their 1965 estimates. He pointed out that while the Department of Highways has assured the Township that they are going to assume the road they have not yet done so and it is still the responsibility of the County of Peel.

The Reeve also suggested that if it is not possible to get the Department of Highways to take immediate action, then possibly the County would repair the road to the extent at least of squaring it up so that the shoulders would be usable.

Mr. P. Blower also asked that immediate steps be taken to improve Southdown Road.

Mr. Webb requested that half load limit restrictions be placed on the road as a help for the time being. The Deputy-Clerk was asked to check on this.

RE: PETER STELMACH - re BY-LAW 4973

This by-law covered an application for rezoning of land on the east side of Clarkson Road South. Since there were objections to the by-law a certain change had been necessary in the application and a new by-law prepared. The location and history of the subject application were reviewed by Mr. Montague. No oneappeared in connection with this application and the by-law was subsequently passed by Council.

RE: OZ-3-65 - PALMWOOD CONSTRUCTION - Mr. Petschar outlined the location of the lands in this application. He informed those present that due to a change in the site plan it had been necessary to hold this further public meeting. The change was pointed out and explained to the meeting. When asked if traffic would flow on to St. James Avenue he advised that the only exits would be on Fergus Avenue and Lakeshore Road.

Mr. Reingold, the developer, advised that the new building would contain only 180 apartments and there would be no balconies on the end of the building adjacent to St. James Avenue.

Mr. Howson, of Fergus Avenue, suggested that the new design would mean the building would be much closer to St. James Avenue. It was explained that the shape of the new building would not block light to the same extent as the former proposed design, even though it would be some 30 feet closer.

Mrs. Jones, of St. James, is still concerned about the appearance of the parking building and spoke on behalf of the Ratepayers' Association in her area. She also inquired as to when existing buildings on the trailer camp

property will be demolished. Mrs. Jones was promised that when the plan is submitted for the parking structure, Councillor Searle will show it to the ratepayers. A resolution dealing with the trailer camp property was dealt with at this meeting.

Both Mrs. Jones and Mr. Howson complained about "on street" parking on Fergus Avenue and Lakeshore Road in the immediate vicinity of the apartment building in this location, and asked that the Police enforce parking restrictions more rigidly than they have in the past.

Mrs. Jones also complained that the sidewalk along the Lakeshore and Fergus Avenue has not been ploughed and sanded. The Reeve advised that this was the responsibility of the Township and he hoped that better service would be given in the future.

This application was dealt with by by-law.

RE: OZ-21-64 - R. P. G. PENNINGTON - Mr. Petschar also outlined the location of this property and the history of the application. He pointed out that the developer had agreed to single family zoning for the extended portion of Selsey Drive, on both north and south sides.

Mr. Robertson, a resident of this area, suggested that at the previous public meeting, the developer had been requested to submit plans of the proposed apartment building. The Reeve advised that this had not been insisted upon as the developer was not in a position to indicate at that time the exact design and location of the buildings on the property, and it was felt that the Township controls with respect to side yards, lot coverage, parking, etc. would amply protect property owners in the area.

Mr. Robertson also enquired if Selsey Drive would continue further to the east and if so, would it continue to be developed as single family. He was advised that this would depend on development in the area at that time.

Mrs. B. Graham, a resident on Chantenay Drive asked if single family development would apply to Chantenay Drive if and when it is extended to the East. The Reeve suggested that there might well be a mixture of single and semi family development further to this east.

This application was dealt with by resolution.

The following matters were also brought up by ratepayers attending this meeting:

DRAINAGE AT THE CORNER OF PEAR TREE ROAD AND SELSEY DRIVE - Mr. Sherman reported that this problem has not yet been rectified although Councillor Jenkins had visited the site with Mr. Jefferies from the Roads Department. Mr. Jenkins advised that he would check into this matter immediately. The Reeve pointed out that sanitary sewers will be installed in the area before the apartment development takes place.

RUN-OFF FROM SKATING RINK - Mr. Sherman also complained about snow being ploughed from the skating rink towards his property and the resulting run-off which has caused flooding in his yard. The Reeve explained that with the acquisition of more land for park purposes, the location of the rink would no doubt be changed.

LIGHTING - Mr. Kells pointed out that the area is not well lighted and asked if it would be possible to have the flood lights installed for the rink, left on during the summer time.

SIDEWALK FACILITIES TO CLIFTON SCHOOL - Mr. Robertson pointed out that the sidewalk stops due to the service station and it is necessary for the children to cross Cliff Road to the sidewalk. Since many of the children take a short-cut through the Hydro right-of-way, he asked if it might be possible to place some gravel along the right-of-way to eliminate the mud situation.

RE: WATESKA WALKWAY - Councillor Harrison asked that this matter be placed on the General Committee agenda for Wednesday of this week as a problem has arisen in this connection.

The meeting recessed at 9:00 p.m. and reconvened at 9:10 p.m. when the following by-laws were dealt with:

A By-law to repeal By-law #4973 was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto, and numbered 5141.

A By-law to amend By-law Number 2813 as amended was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5142. (OZ-22-63, Stelmach)

A By-law to amend By-law Number 2813 as amended was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5143. (OZ-3-65 - Palmwood)

MOTIONS

Moved by: C. M. Murray #42
Seconded by: C. D. Jenkins

BE IT RESOLVED that proposed plan of subdivision T-16449 be released for processing on the basis of Council's decision re zoning on February 8, 1965.

CARRIED

Moved by: R. A. Searle #43
Seconded by: C. A. Pickell

RESOLVED that By-law 5143, Palmwood Construction be given three readings but that said by-law not be forwarded to the Ontario Municipal Board until all agreements have been executed and that the property known as Wally's Trailer Camp be closed within fifteen days of the passing of this resolution and further, that the design of the parking structure be approved by Council prior to granting of the building permit, and that demolition of trailer camp be completed within thirty days of the passing of this resolution.

CARRIED

Moved by: R. A. Searle #44
Seconded by: C. M. Murray

RESOLVED that the Chief of Police be requested to designate the north side of #2 Highway easterly from Lakeshore Park School to Fergus Ave. a "No Parking" Zone during school days from 8:30 a.m. to 5:30 p.m. and that No Parking be enforced within 50 feet ofthe corner of #2 Highway and Fergus in all directions.

CARRIED

There being no further business before the Chair, the meeting adjourned at 9:25 p.m.

REEVE

CLERK

Cooksville, Ontario,
March 24th, 1965.

A special meeting of Toronto Township Council was held on March 24th, 1965, commencing at 4:15 p.m. The following members of Council were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray; Councillors R. K. Harrison, C. D. Jenkins, F. J. McKechnie, C. A. Pickell and R. A. Searle. Members of staff present: Messrs. M. D. Henderson and Henry E. Stewart.

The following matters were dealt with at this meeting:

BY-LAW

A By-law to execute a Grant of Easement, was read a first, second and third times, finally passed, signed by the Reeve and the Deputy-Clerk, the Corporate Seal attached thereto and numbered 5144. (This will provide access from John Street to the apartment building on the south east corner of John Street and Jaguar Valley Drive.)

MOTIONS

Moved by: C. D. Jenkins
Seconded by: C. M. Murray
#45

BE IT RESOLVED that the processing, insofar as the 5% is concerned, of proposed plan of subdivision T-16715, Helen Pinkney, be postponed until after the hearing on the expropriation of the adjacent lakefront lands, is completed.

CARRIED

Moved by: C. M. Murray
Seconded by: C. D. Jenkins
#46

BE IT RESOLVED that the request by the Hydro Electric Power Commission of Ontario for permission to use the Robt. Pinchin open gravel pit on Pt. Lot 13, Range 3, C.I.R. for the disposal of fly ash as requested in a letter dated March 16, 1965, from Mr. A. W. Lamport, be approved, subject to the disposal operation being carried out in accordance with the Township Engineer's requirements.

CARRIED

The meeting adjourned 4:30 p.m.

REEVE

CLERK

200. FILE 107-61 - Port Credit Lions Club Swimming Pool

201. FILE 61-65 - Meadowwood Road Walkway

202. FILE 238-62 - Etobicoke Creek Sanitary Sewers

203. FILE 115-63 - Kenneth James
FILE 24-64 - Welfare General (Committee on Welfare & Safety of Buildings, etc.)

204. FILE OZ-28-64 - Leonard Gillis

205. FILE PROJECT 44-65 - Construction of Sanitary Sewers, Peel Gardens Area

206. FILE PROJECT 13-65 - Construction of Sidewalks, 1965

207. FILE 113-65 - Hydro Electric Power Commission (Disposal of Fly Ash)
FILE 57-64 - Newman Gravel Pit, Springbank Road

208. FILE 47-65 - Traffic Safety Council (Reports March 17 & March 20)

209. FILE AMENDMENT NO. 176 to the Official Plan of the Township of Toronto Planning Area

210. FILE 11-65 - Parks General (Names)

211. FILE 8-65 - Complaints (By-law 1513 - Regulation of Barber Shops)

212. FILE 95-61 - Lakeview Golf Club

213. FILE T-14092 - Helen Pinkney

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 24, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Harrison, Jenkins, McKechnie, Pickell and Searle.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 16

ITEMS CONSIDERED:

200. **FILE 107-61 - PORT CREDIT LIONS SWIMMING POOL (#195)**

At the Committee's meeting on March 16, 1965, Councillor Jenkins reported on the operation of the Port Credit Swimming Pool at which time it was learned that a deficit had resulted from the operation during 1964 of $4,402.00. It was suggested at the Board of Directors' meeting that the deficit be taken care of by the Town of Port Credit and the Township of Toronto on the following basis: 60% - Township of Toronto; 40% - Town of Port Credit. The General Committee recommended to Council that the Township of Toronto continue its policy of not asking surrounding municipalities to participate in any deficit on swimming pools operated by the Township of Toronto; and further, that no part be accepted by the Township of Toronto of the deficit of the Credit Valley Lions Community Centre. When this recommendation went before Council, it was decided to refer it back to the General Committee for further consideration. Councillor Hunter of Port Credit and Mr. Katon of the Credit Valley Lions Club, attended the Committee's meeting. Councillor Hunter pointed out approximately 24,000 children used the pool in 1964 and that about 60% of these children came from the Township of Toronto. Even though it is the desire of the Board of Directors to operate the pool on a self sustaining basis, it has not been possible to do so in recent years. Councillor Hunter also advised the Committee that 75% of the staff that operates the pool are residents of the Township of Toronto. Councillor Hunter requested on behalf of the Board of Directors that the Committee give further consideration to the request for assistance because this is not the same as a municipally operated pool in that, even though the land is owned by the Town, it is leased to the Credit Valley Lions Club on a 99 year

lease and since the Club has supplied this service to the community, he felt that assistance should be given.

RECOMMENDATION: That the Township of Toronto continue in its policy of not asking surrounding municipalities to participate in any deficit on swimming pools operated by the Township of Toronto; and further, that no part be accepted by the Township of Toronto of the deficit of the Credit Valley Lions Community Centre.

Received 6-

201. FILE 61-65 - MEADOWWOOD ROAD WALKWAY (#151)

At the Committee's meeting on March 10, 1965, Mrs. Williams and a delegation of residents from the Meadowwood Road Area, attended requesting a walkway from Meadowwood Road to Sunningdale Bend or the proposed street on the Stelmach subdivision. It was suggested at the meeting by Mr. Withers that he had discussed the need for a walkway with Mr. G. Schaaf of 904 Meadowwood Road and he pointed out that Mr. Schaaf is now willing to discuss with the Township, the possibility of a walkway through his property to Sunningdale Bend. The Committee was reminded of the previous recommendation to Council:

"That a walkway be approved from Meadowwood Road to provide access through to Clarkson Road, and that the Property Agent be authorized to approach Mr. Schaaf at 904 Meadowwood Road to negotiate the possible acquisition of a walkway; and further, that the Township Engineer explore the possibility of a walkway through Mr. Schaaf's property and both report to the General Committee on March 24, 1965."

Reports from the Township Engineer and the Property Agent dated March 18, were read to Mrs. Williams and a delegation which attended this meeting. Mrs. Williams pointed out to the Committee that ten more houses had been sold in the area and there are about 20 additional children now attending the Clarkson Road Public School. Reeve Speck asked the delegation if they cared where the walkway is located, providing it is away from Highway #2. Mrs. Williams informed the meeting that she and her neighbours did not care where the walkway is as long as it is not along Highway #2.

RECOMMENDATION: That the Property Agent and the Township Engineer be authorized to investigate alternative routes for a walkway from Meadowwood Road to Clarkson Road, south of Highway #2 and report back to the General Committee.

202. FILE 238-62 - ETOBICOKE CREEK SANITARY SEWERS (#31-64)

The Committee considered a copy of an agreement prepare d for execution between the Municipality of Metropolitan Toronto and the Corporation of the Township of Toronto for the Etobicoke Creek Sanitary Sewer. The Committee was also advised that an easement for this project had also been prepared between the Township of Toronto and Metro Toronto. Both documents were checked by the Township Engineer and the Township Solicitor and found to be satisfactory.

RECOMMENDATION: That the agreement between Metropolitan Toronto and the Township of Toronto and the grant of easement between the Township of Toronto and Metropolitan Toronto, both for the Etobicoke Creek Sanitary Sewer, be executed at Council's next meeting.

203. FILE 115-63 - KENNETH JAMES (#711-64)
FILE 24-64 - WELFARE GENERAL (COMMITTEE ON WELFARE & SAFETY OF BUILDINGS, ETC.)

At Council's meeting on October 19, 1964, the following recommendation was adopted:

"That Councillor Jenkins deliver to Mr. James, the following decision of Council:

1. That the Township of Toronto expedite the steps required in order to achieve minimum standars legislation for residential houses in the Township.

2. That the trailers presently occupied by the James Family, will be removed not later than April 1, 1965.

3. That because of the action of Council as set out in parts 1 and 2 above, Mr. James should take the necessary steps to provide for shelter in accordance with the terms of the proposed minimum standards legislation."

Further consideration was given to this problem.

RECOMMENDATION: Whereas by Council's decision on October 19, 1964, the trailers presently occupied by the Kenneth James Family, were to be

removed not later than April 1, 1965; and Whereas the weather has been more inclement than usual; and Whereas it is hoped that discomfort and possible dangers to the health of the children due to weather conditions can be avoided, it is recommended that an extension of the date for the removal of the trailers be given to ~~April~~ May 15, 1965, and that Mr. Kenneth James be so advised; and further, that the Fire Chief, the Director of Welfare, the Director of Childrens' Aid and Family Services and the Medical Officer of Health, be requested to appear at the earliest possible date before the General Committee to consider:

(a) whether or not the James Family should be allowed to resume occupancy in the house on their property;

(b) why the children should not be made wards of the Childrens' Aid Society.

204. FILE OZ-28-64 - LEONARD GILLIS (#97)

At the Committee's meeting on February 25, 1965, Mr. Gillis and Mr. Plaus attended to discuss the possibility of working out a scheme of storm drainage improvements to service his property on Enola Avenue, south of the C.N.R. tracks. It was decided that further consideration of this item should be deferred until the Township Engineer has had an opportunity to submit a report on the possibility of carrying out the drainage improvements required in the area on a staged basis whereby each developer would pay a proportionate share at the time of development; and further, that if it is not possible to carry out the drainage improvements on this basis, that the proposed development in File OZ-28-64, L. Gillis, be declared premature. The Committee considered a copy of the report dated March 4, 1965, from the Township Engineer. A copy of the report is contained in the above file. It was pointed out that various solutions for the drainage situation at Enola Avenue and Lakeshore Road had been considered and it was determined that the most economical solution is to construct a storm sewer approximately along the location of the existing watercourse from Enola Avenue, southerly across Lakeshore Road and on an easement to Beechwood Avenue where an adequate outlet to the Cooksville Creek was established last year. The total cost of this project, including the cost of a storm sewer for all of Enola Avenue, is estimated at $55,000.00. The lands benefiting from this work would

approximate 14 acres and the cost of benefiting lands, including roads, is approximately $4,000.00 per acre. The possibility of providing a temporary solutionn to the problem, was also considered. In the opinion of the Township Engineer, this temporary solution must not aggravate the problems already existing at the intersection of Lakeshore Road and Enola Avenue or at the rear of the Greenway. The minimum amount of work which could be done as a first stage to satisfactorily eliminate the aggravation at these points, would involve the construction of a storm sewer on the southerly 300' of Enola Avenue; constructing a storm sewer on Lakeshore Road easterly to the east limit of Registered Plan F-20 and thence constructing a tunnel under the Lakeshore Road to the existing Creek, deepening the existing creek approximately two feet along its existing location to the rear of the lands on Beechwood Avenue by agreement with the owner or on easement, and either deepening the creek across its existing location on various lots to Beechwood Avenue or constructing a storm sewer across these lots on the west side of Beechwood Avenue. The estimated cost of this first stage is $26,000.00, assuming agreements can be made with the owners to deepen the xisting ditch without acquiring easements. The Township Engineer recommended that the development not be proceeded with unless the owner is prepared to complete the temporary works outlined above at an estimated cost of between $26,000.00 and $32,500.00 or alternatively, funds are made available to do this complete work to the property in question at an estimated cost of $42,000.00.

RECOMMENDATION: That the Township Engineer's report dated March 4, 1965, on the drainage improvements required in the Enola Avenue, Lakeshore Road Area, be adopted; and further, that Mr. Gillis be given an opportunity to appear before the General Committee at its next meeting on April 5, 1965.

NOTE: The office has been in contact with Mr. Gillis and he has requested an appointment with the General Committee on April 14, 1965.

205. FILE PROJECT 44-65 - CONSTRUCTION OF SANITARY SEWERS, PEEL GARDENS AREA

The Committee considered a local improvement report for the construction of sanitary sewers in the Peel Gardens Area. The Township Engineer recommended that the work be carried out under the provisions of the Local Improvement Act initiated by Council under Section 8, subsection 1. The total length of the sewer project is 4,630'. The estimated cost,

including connections, is $74,600.00; owners' share $43,950.00; Eastern Sewer Area's share $36,650.00.

RECOMMENDATION: That the local improvement report from the Township Enginee r dated March 10, 1965, for the construction of sanitary sewers in the Peel Gardens Area, be adopted.

206. FILE PROJECT 13-65 - CONSTRUCTION OF SIDEWALKS 1965

The Committee considered a local improvement report covering the construction of concrete sidewalks in certain locations in the Township. The total estimated cost of the project outlined in Mr. Anderson's report is $80,260.00, leaving $19,740.00 still available.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the local improvement report for the construction of sidewalks in the locations outlined in the report from the Township Engineer dated March 16, 1965, be adopted.
2. That the Township Engineer consider whether it is necessary to construct a sidewalk on Airport Road from the southerly end of the sidewalks proposed in his report dated March 16, 1965, to the main pedestrian entrance of the DeHavilland Plant, and report back to the General Committee giving the estimated cost of carrying out the work.

207. FILE 113-65 - HYDRO ELECTRIC POWER COMMISSION (DISPOSAL OF FLY ASH)
FILE 57-64 - NEWMAN GRAVEL PIT, SPRINGBANK ROAD (#185)

The Committee considered a letter dated March 16, 1965, from Mr. A. W. Lamport on behalf of the Hydro Electric Power Commission of Ontario, pointing out that negotiations have been completed with Mr. Robt. Pinchin for the use of his open pit on part of Lot 13, Range 3, C.I.R. This pit is located on the wes t side of Springbank Road, opposite the location presently being used by the Hydro for the disposal of this material.

RECOMMENDATION: That the request by the Hydro Electric Power Commission of Ontario for permission to use the Robt. Pinchin open gravel pit on part Lot 13, Range 3, C.I.R. for the disposal of fly ash as requested in a letter dated March 16, 1965, from Mr. A. W. Lamport, be approved, subject to the disposal operation being carried out in accordance with the Township Engineer's requirements.

NOTE: This recommendation was adopted by Resolution #46 passed at Council's special meeting on March 24, 1965.

208. FILE 47-65 - TRAFFIC SAFETY COUNCIL (REPORTS MARCH 17 & MARCH 20, 1965) (#118)

The Committee considered copies of the reports from the Traffic Safety Council meetings dated Wednesday, March 17 and Saturday, March 20, 1965. The General Committee noted that the March 17 report recommended that the Sidewalk Committee take certain action with regard to Haig Boulevard. The meeting was held on Saturday, March 20 for the purpose of considering the Sidewalk Committee's report and it was recommended that a gravel walkway be constructed on Haig Boulevard between Highway #2 and the South Service Road, and that this recommendation be submitted to the General Committee in time for consideration during this year's Budget meetings. At the same meeting, consideration was given to a walkway on Dixie Road and it was recommended that a gravel walkway be constructed on the east side of Dixie Road from Sherway Drive to Venta Drive, and that this recommendation be submitted to the General Committee in time for consideration during this year's Budget meetings.

RECOMMENDATION: The recommendation on this item is in two parts:

1. That further consideration of the reports from the Traffic Safety Council meetings dated March 17 and March 20, 1965, be deferred until the Priority List of sidewalks for 1964 is submitted to General Committee.
2. That a sidewalk be built on Dixie Road from Venta Drive to Sherway Drive from walkway current funds.

209. FILE AMENDMENT NO. 176 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF TORONTO PLANNING AREA

At the General Committee's meeting on February 25, 1965, consideration was given to an application OZ-6-65, Cedar Heights Construction and OZ-27-61, Shields-Snow Developments, at which time it was recommended that the Official Plan and Zoning By-law be changed from Industrial M1 to Residential R4 and RM1. The lands are located north of the C.N.R., west of Cawthra Road. The necessary amendment was prepared and passed by the Planning Board.

RECOMMENDATION: That a by-law be passed to adopt Amendment No. 176 to the Official Plan of the Township of Toronto Planning Area at Council's meeting on April 12, 1965.

210. FILE 11-65 - PARKS GENERAL (NAMES) (#165)

At the General Committee's meeting on March 10, 1965, the following recommendation was made to the Council meeting on March 22, 1965:

"1. That the 7½ acre park on Registered Plan 701 (Domex) be called Hawthorne Park.

2. That the 8.764 acre park on Registered Plan 719 (Forest Glen) be called Pinewood Park.

3. That the 8.75 acre park on Registered Plan 716 (Applewood Dundas) be called Maplewood Park.

4. That the 7.5 acre park on Registered Plan 729 (Burnhamdale Woods) be called Locust Park.

5. That the 8 acre park on Registered Plan 710 (Dalewood) be called Westwood Park.

6. That the 4.5 acre park on Registered Plan 690 (Metro Developments) be called Oak Park.

7. That a final decision on the suggested name of Sir Winston Churchill Memorial Park for the 24 acre proposed park on United Lands, north of the Queen Elizabeth Way, be deferred.

8. That the 25 acre park on the Registered Plans in the Applewood Hills Area, be called Willow Park.

9. That a final decision on the suggested name of Beechwood Park for the Mary Fix and D.H.O. Property, be deferred for the time being."

When the above recommendation was considered by Council, it was decided to refer it back to the General Committee for further consideration.

RECOMMENDATION: The recommendation on this item is in nine parts:

1. That the 7½ acre park on Registered Plan 701 (Domex) be called Silverthorn Park.

2. That the 8.764 acre park on Registered Plan 719 (Forest Glen) be called Forest Glen Park.

3. That the 8.75 acre park on Registered Plan 716 (Applewood Dundas) be called Kennedy Park.

4. That the 7.5 acre park on Registered Plan 729 (Burnhamdale Woods) be called Burnhamdale Park.

5. That the 8 acre park on Registered Plan 710 (Dalewood) be called Westwood Park.

6. That the 4.5 acre park on Registered Plan 690 (Metro Developments) be called Laughton Heights Park.

7. That a final decision on the suggested name of Sir Winston Churchill Memorial Park for the 24 acre proposed park on United Lands, north of the Queen Elizabeth Way, be deferred.

8. That the 25 acre park on the Registered Plans in the Applewood Hills Area, be called Applewood Hills Park.

9. That the park made up of the property acquired from the Department of Highways and Mary Fix, be called Mary Fix Park.

211. FILE 8-65 - COMPLAINTS (BY-LAW 1513 - REGULATION OF BARBER SHOPS)

Reeve Speck pointed out that he had been approached by the barber in the Lorne Park Shopping Centre complaining about the hours of closing by the above Township By-law. The barber requested that an amendment be made to this By-law so that his shop in the plaza could stay open the same hours as other shops in the plaza or at least until 9:00 p.m. on Friday evenings.

RECOMMENDATION: That a letter be sent to the barbers in the Township of Toronto during the week of April 12, advising them that the Council is considering repealing By-law 1513 which regulates the hours of

barber shops and the Council would welcome the submission of their comments prior to May 15, 1965.

212. FILE 95-61 - LAKEVIEW GOLF CLUB

The General Committee considered whether or not steps should be taken to acquire the Lakeview Golf Course on Dixie Road. During the consideration on this item, the question of access to this property from Haig Boulevard came up and it was pointed out that a parcel of land fronting on Haig Boulevard on which there is a house at the present time, goes with the Golf Course and would provide access from Haig Boulevard, if needed at a future date. The Committee considered the appraisals which were received on this property, copies of which are contained in the above file, and the price at which the owner has offered to sell.

RECOMMENDATION: That the Township of Toronto proceed to acquire the Lakeview Golf Course, including the land having frontage on Haig Boulevard, being part of the Golf Course, for $1,052,500.00. Reeve Speck requested a recorded vote on this item.

Those in favour	Those opposed
Reeve Speck	Nil
Deputy Reeve Murray	
Councillor Jenkins	
" McKechnie	
" Pickell	
" Searle	

213. FILE T-14092 - HELEN PINKNEY (#709-64)

The Committee was advised that when the Pinkney Subdivision was considered, a choice was given to Mr. Pinkney that he could give a 5% cash dedication to the Municipality for park purposes or a 5% land dedication, whichever he would prefer. In order to determine this, Mr. Pinkney requested the Township to proceed with the appraisals for the 5% cash dedication so that he could compare the required amount of cash with the cost of preparing the land that would be required as a 5% land dedication. It was pointed to the Committee that Mr. Pinkney was asked if he would give a letter to the Township pointing out that the appraisals that were being obtained by the Municipality, would not in

any way become confused with the Township's expropriation of land to the south of the plan. It was explained to Mr. Pinkney that the reason for this request was that the appraisals would be on the basis of a draft approved plan of subdivision and should not be compared with appraisals on raw land. Mr. Pinkney would not agree to give such a letter.

RECOMMENDATION: That the processing insofar as the 5% is concerned of proposed plan of subdivision T-16715, Helen Pinkney, be postponed until after the hearing on the expropriation of the adjacent lakefront lands is completed.

NOTE: The above recommendation was adopted by resolutin No. 45 passed by Council at its meeting on March 24, 1965.

The meeting adjourned at 4:10 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

April 12 SESSION 1965 No.

MOVED BY [illegible]

SECONDED BY

Be it resolved that the Clause 203 of the March 24 General Committee report be amend by changing the date of April 15 to May 15. 1965

Carried
[illegible]

Cooksville, Ontario,
March 8th, 1965.

The regular meeting of Toronto Township Council was held on the above date, commencing at 1:30 p.m. with the following members of Council present: Acting-Reeve C. M. Murray, Councillors R. K. Harrison, C. D. Jenkins, R. K. McMillan, F. J. McKechnie, C. A. Pickell and R. A. Searle.

The following members of staff were in attendance: Treasurer and Chief Administrative Officer, Mr. M. D. Henderson; Township Engineer, Mr. W. J. Anderson; Township Solicitor, Mr. K. H. MacDiarmid; Deputy Planning Director, Mr. J. Montague; and Mr. R.S. Holmes of the Clerk's Department, Secretary of the Traffic Safety Council.

Minutes of meetings held on February 22nd, March 3rd and March 5th were adopted as read.

DEPUTATIONS

RE: WALKWAY TO CLARKSON PUBLIC SCHOOL - MEADOWWOOD ROAD AREA - Mrs. Williams spoke on behalf of residents in the area. She pointed out the hazards which would be encountered if a sidewalk were to be constructed on the south side of Lakeshore Highway. She outlined the route a walkway might follow and further advised Council that the property owner whose land must be crossed by the walkway had been approached and had stated his willingness to enter into negotiations with the Township to provide access through his property for the construction of a walkway.

On motion by Councillor Jenkins this matter was referred back to General Committee for further consideration. Mrs. Williams asked that a delegation be permitted to attend the General Committee meeting and her request was granted.

RE: SIDEWALK ON CAWTHRA ROAD BETWEEN HIGHWAY #5 AND BURNHAMTHORPE ROAD - Mr. Mortensen, who resides in this area, again appeared before Council to request the construction of a sidewalk. He also complained that the road was not ploughed until six days after the storm. Acting Reeve Murray advised that he would take the matter of ploughing up with the County. When the General Committee Report of March 1, 1965 was considered, a recommendation was adopted requesting that

the Traffic Safety Council again review the need for a sidewalk on Cawthra Road from Dundas Street to Burnhamthorpe Road.

Mr. Mortensen was advised to contact Mr. Holmes if he wished to attend the Traffic Safety Council meeting to be held on March 17, 1965.

COMMUNICATIONS

COUNTY OF PEEL ENGINEERING DEPARTMENT - Letter from the County Engineer advising that a priority list for all future grade separations - where such construction is possible - is being prepared and a copy will be sent to this municipality. The clerk was requested to make a formal request for this priority list.

TOWNSHIP OF TORONTO POLICE DEPARTMENT - Letter from the Deputy Chief of Police reporting on the skunk problem within the Township. Letter to be received.

MUNICIPALITY OF METROPOLITAN TORONTO - Letter advising that Reeve Speck's re-appointment as a member of the Metropolitan Toronto Planning Board has been approved by the Minister of Municipal Affairs. To be received.

THE TOWN OF PORT CREDIT - Letter enclosing a copy of resolution 50-65 of the Town of Port Credit with respect to an application to annex certain lands within the Township of Toronto to the Town of Port Credit. This matter was referred to General Committee.

BUILDING REPORT FOR THE MONTH OF FEBRUARY - This report gives figures for the month of February, for the year to date and the year 1964 for the same period. To be received.

CONFERENCE COMMITTEE - This letter has reference to the International Planning Conference to be held in Toronto from April 25th to 29th, 1965. A request is made for a financial contribution of $500.00 and inclusion of Toronto Township as one of the sponsoring organizations. This matter was referred to General Committee for consideration.

PARKINSON, GARDINER, ROBERTS, SOLICITORS - Letter advising that the hearing in connection with application for corporate status as a Town has been adjourned sine die, not to be brought on before the 1st day of June, 1965. Councillor Jenkins requested that a report be prepared by the Town Status Committee for presentation to General Committee.

W. E. WRIGHT, Mississauga Road - letter expressing his objection to the method used in connection with selection of a name for the proposed Town. Mr. Wright is to be thanked for his interest in this matter.

COMMITTEE REPORTS

On motion by Councillor Jenkins, Council moved into Committee for presentation of Committee Reports; councillor Harrison in the Chair.

GENERAL COMMITTEE REPORT DATED FEBRUARY 25, 1965

RE: ITEM #108 - FILE 69-65 - METROPOLITAN TORONTO PLANNING BOARD (METROPOLITAN TORONTO TRANSPORTATION PLAN)

The recommendation on this item was amended to read as follows:

"That this clause be referred back tothe General Committee for further consideration; and further, that a member of the Planning Board Staff be present when this item is debated."

GENERAL COMMITTEE REPORT DATED MARCH 1, 1965

RE: ITEM #117 - FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme (Thorne Lodge) - The recommendation on this item was amended to read as follows:

"That the Township take no action to acquire Thorne Lodge."

RE: ITEM #118 - FILE 47-65 - GENERAL, TRAFFIC SAFETY COUNCIL (REPORT) - The recommendation on this item was amended to read as follows:

"1. That the recommendation on item #10, Traffic Safety Council Report, February 17, 1965, regarding the construction of sidewalks, be adopted with the exception of "Mineola Road West from Hurontario Street to Stavebank Road"; and further, that the Traffic Safety Council review again the need for a sidewalk on Cawthra Road from Dundas Street to Burnhamthorpe Road.

2. That the recommendation on Item #12, Traffic Safety Council Report February 17, 1965, regarding the Traffic Safety Council Budget in the amount of $3,725.00 be adopted.

3. That the recommendation on item #15, Traffic Safety Council Report February 17, 1965, regarding Cawthra Road and the North and South Service Roads, be adopted.

4. That the Traffic Safety Council be requested to study the following items and report back to the General Committee:

   (a) A suitable illuminated sign on the slip-off from the Queen Elizabeth Highway to the South Service Road at Cawthra Road to avoid the possibility of west bound traffic on the South Service Road entering the east bound lanes of the Queen Elizabeth Highway at the slip-off.

(b) Suitable protection at the appraoches to the bridge over the Credit River at the Third Line West.

(c) An up-to-date priority list on walkways needed in the Township.

(d) Suitable pedestrian crossing protection on Airport Road between Churchill Avenue and Victory Crescent."

RE: ITEM #120 - FILE 210-62 MANLEY ROAD - The vote on this item LOST.

RE: ITEM #121 - FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (NAME) - The recommendation on this item was amended to read:

"That this clause be referred to the next General Committee Meeting for further consideration."

GENERAL COMMITTEE REPORT MARCH 3, 1965

This report was adopted as presented.

GENERAL COMMITTEE REPORT MARCH 5, 1965.

This report was adopted without amendment.

Copies of the above reports and amendments thereto, are attached to these minutes.

A motion was made for recess at 3:15 p.m. and the meeting reconvened at 3:45 p.m.

UNFINISHED BUSINESS

RE: CAWTHRA ROAD WALKWAY - Mr. Kivell of 4314 Wilcox Road stated that he will furnish the Clerk with a petition signed by about 99% of the people living on Wilcox Road and Cawthra Road, requesting that a sidewalk be constructed on Cawthra Road, Mr. Kivell pointed out the necessity that something be done to alleviate the problem that now exists. The Township Engineer outlined the work necessary to undertake the construction of a sidewalk base which could be later followed with a proper sidewalk topping. Resolution #30 was passed by Council dealing with this matter.

RE: ARBITRATION OLD CENTRAL PEEL DISTRICT HIGH SCHOOL - Councillor McKechnie advised that the Arbitration Committee has met on the decision to divide the assets of Central Peel District High School Board and asked if it would be possible to have Mr. Brown as our member of the Arbitration Committee, appointed by the Township, attend our Committee meeting on Wednesday to give his

views on whether the Bramalea High School should be considered an asset in the Arbitration Order. He indicated that Central Peel District's nominee, Mr. Huggins, had apparently discussed the terms of arbitration with his Board and engaged Mr. Beatty as solicitor who appeared before the Board to argue that no assets are involved. Mr. McKechnie thought we should take active participation at this time and it was moved by Councillor Searle that this matter be referred to the next General Committee meeting and that the Solicitor and/or Chairman of the School Board be asked to attend that meeting to give to Council the official views of the Board. This motion carried.

Mr. Murray also suggested that all members of Council should be made aware of the opinions of the Minister of Education as expressed when he attended before the General Committee on March 5, 1965.

RE: DAY CARE NURSERY - Councillor Searle suggested that the recommendation contained in the General Committee Report of March 1, 1965, was not specific enough and made the following verbal motion:

> "That the Committee on Safety of Buildings be asked to call a meeting as soon as possible to discuss Day Care Nursery services."

This motion carried.

RE: APPLICATION BY ERINDALE DEVELOPMENTS TO COMMITTEE OF ADJUSTMENT - Mr. Murray Elias requested that Mr. Leo Delzotto who made this application, be permitted to appear before Council to explain the background for the application. It was suggested that this matter would be heard after the decision of the Committee of Adjustment is handed down.

BY-LAWS

A By-law to accept a Grant of Easement (Lornewood area storm sewer over Hydro Electric Power Commission lands) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate seal attached thereto and numbered 5111.

A By-law to accept a Deed of Land and to establish the lands described therein as part of the municipal highway system (Hallstone Road, part of Lot 14, Con. 4, W.H.S.) was read a first, second and third times, finally passed, signed by the Acting Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5112.

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $530,000.00 (of which $474,200.00 is to be debentured) for public school purposes of the Board of Education of the Township of Toronto (additions to Hillcrest and Westwood) was read a first and second times and numbered 5113.

A By-law to authorize the execution of an agreement between William McConaghie and Fern McCullough and the Corporation of the Township of Toronto regarding connection to a storm sewer (Rifle Range Lands) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5114.

By-law No. 5093 being a by-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $128,000.00 (of which $109,000.00 is to be debentured) for the construction of a watermain in the Township of Toronto (Feedermain on Britannia Road from Dixie Rd. to Second Line E.) was read a third time, finally passed, signed by the Acting Reeve and the Clerk, and the Corporate Seal attached thereto.

A By-law to authorize the temporary borrowing of $128,000.00 pending the issue and sale of debentures was read a first, second and third times, finally passed, signed by the Acting Reeve andthe Clerk, the Corporate Seal attached thereto and numbered 5115. (re By-law 5093)

A By-law to engage the services of John G. Parkinson, Barrister-at-law to act for the Township re Town Status application, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto, and numbered 5116.

A By-law to amend By-law Number 2813 as amended (OZ-21-63 Sanlor Construction) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5117.

A By-law to amend By-law Number 2813 as amended (OZ-16-64 - United Lands Corporation Limited) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5118.

A By-law to authorize the execution of an Agreement between United Lands Corporation Limited, and the Corporation of the Township of Toronto, and the Public Utilities Commission of the Township of Toronto, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5119.

A By-law to authorize the execution of a Consent by the Township of Toronto to the assignment by United Lands Corporation Limited to Sheridan Homelands Limited of a portion of the agreement between United Lands Corporation Limited and the Township dated the 15th day of February, 1965, and a consent to the mortgage and pledge by Sheridan Homelands Limited of said agreement so assigned to Metropolitan Trust Company, was read a first, second and thirdtimes, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5120.

A By-law to authorize execution of a Quit Claim Deed (Re: Clay, 1331 Mineola Gardens) was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5121.

A By-law to authorize the appointment of an Assistant Chief Administrative Officer was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5122.

A By-law to authorize the construction of roads in Burnhamdale Woods Industrial Subdivision, Township of Toronto, at an estimated total cost of $43,735.00 was read a first and second times and numbered 5123.

A By-law to authorize the construction of storm sewers in Burnhamdale Woods Industrial Subdivision, Township of Toronto, at an estimated total cost of $36,720.00 was read a first and second times and numbered 5124.

A By-law to amend By-law No. 2265, as amended by By-law #3355 of the Township of Toronto by the addition to Section 1 of the said By-law of certain highways and parts of highways as sub-section (f) thereof, was read a first, second and third times, finally passed, signed by the Acting-Reeve and the Clerk, the Corporate Seal attached thereto and numbered 5125.

MOTIONS

Moved by: R. K. Harrison #26
Seconded by : C. D. Jenkins

RESOLVED that General Committee Report dated February 25, 1965, be adopted as amended in item #108.

CARRIED

Moved by: R. K. Harrison #27
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated March 1, 1965, be adopted as amended in items 117, 118 and 121.

CARRIED

Moved by: R. K. Harrison #28
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated March 3, 1965, be adopted as presented.

CARRIED

Moved by: R. K. Harrison #29
Seconded by: C. D. Jenkins

RESOLVED that General Committee Report dated March 5, 1965, be adopted as presented.

CARRIED

Moved by: C. D. Jenkins #30
Seconded by: R. K. Harrison

AND RESOLVED that the Township Engineer prepare the necessary plans and specifications for a sidewalk on the east side of Cawthra Road between No. 5 Highway and Burnhamthorpe Road so that the Township will be in a position to proceed with such a sidewalk if the decision is made to proceed with the sidewalk, and further, that the Township Engineer make application to the County of Peel for location approval.

CARRIED

Moved by: C. D. Jenkins #31
Seconded by: R. K. Harrison

AND RESOLVED that an application be made to the Ontario Department of Highways for the approval of subsidy for the construction of a five foot concrete sidewalk to be constructed on the east side of Cawthra Road between Dundas St. (Hwy. #5) and Burnhamthorpe Road.

CARRIED

Moved by: R. A. Searle #32
Seconded by: C. A. Pickell

AND RESOLVED that the Traffic Safety Council be requested to prepare a report on the need for a gravel walkway on Haig Blvd. between #2 Highway and the South Service Road and that this report be referred to General Committee in time for consideration during this year's budget meetings.

CARRIED

Moved by: R. K. McMillan #33
Seconded by: C. D. Jenkins

AND RESOLVED that accounts paid by the Treasurer for December, 1964, be approved as follows:

General	$3,984,339.15
Roads	202,607.74
Welfare	9,623.47
Payroll	183,560.20

CARRIED

OTHER BUSINESS

RE: LIBRARY SERVICE FROM COUNTY OF PEEL - Councillor McKechnie expressed the feeling that the Township is not availing itself of this service, and asked that a report be obtained from the staff and from the Library Board regarding the Township's participation in this service. Mr. McKechnie also requested that the School Board be asked if they are using this library service.

RE: PALMWOOD CONSTRUCTION - Since a new site plan must receive the approval of Council, Councillor Searle asked that the principals of Palmwood be requested to appear before the General Committee on Wednesday to present their new site plan, and that members of the Planning Staff also be in attendance.

FORTHCOMING MEETINGS

March 10 - 10:00 a.m. - General Committee

March 15 - 9:30 a.m. - Budget

March 16 - 10:00 a.m. - Special General Committee and Budget

March 22 - 1:30 p.m. - Council Meeting
7:30 p.m. - Council Meeting

March 24 - 10:00 a.m. - General Committee

The meeting adjourned at 5:25 p.m.

A/ REEVE

CLERK

Cooksville, Ontario,
March 15, 1965.

A special meeting of Toronto Township Council was held in the Council Chambers on Monday, March 15th, commencing at 9:30 a.m. The following members were in attendance: Reeve R. W. Speck, Deputy-Reeve C. M. Murray, Councillors C. D. Jenkins, R. K. Harrison and R. A. Searle.

Members of staff present: Mr. M. D. Henderson, Treasurer and Chief Administrative Officer, and Mr. Gordon Lummiss, Clerk.

The meeting was called for the purpose of awarding a contract to Noren Construction (Toronto) Limited, for the construction of a community centre in Huron Park, Cooksville; also to consider a by-law which is required for Ontario Municipal Board approval for this project.

BY-LAW CONSIDERED

A By-law to authorize an application to The Ontario Municipal Board for the approval of a capital expenditure in the amount of $1,254,940.00 of which $1,046,617.00 is to be debentured, for the construction of a Community Centre in the Township of Toronto was read a first and second times, and numbered #5126.

The following resolutions were also passed by Council:

Moved by: C. M. Murray
Seconded by: R. A. Searle
#34

AND RESOLVED that tender for the construction of a Community Centre in Huron Park, West Cooksville District, be awarded to Noren Construction Company Limited for $1,094,000.00 subject to the approval of the Ontario Municipal Board and the Department of Municipal Affairs pursuant to the provisions of the Federal-Provincial-Municipal Works Assistance Programme.

CARRIED

C. M. Murray

Moved by: C. M. Murray #35
Seconded by: R. A. Searle

WHEREAS the Council of the Township of Toronto deems it expedient to apply for a loan under the Federal-Provincial-Municipal Works Assistance Program as described in the Memorandum of the Minister of Municipal Affairs dated the 4th day of November, 1963, in respect of the following project; namely, Community Centre in Huron Park, hereinafter referred to as "the project";

AND WHEREAS the project is, in the opinion of the Council, a municipal project within the meaning of the Minister's Memorandum;

AND WHEREAS the project (or part of it) would not, without the assistance under the program, have been included among the capital works projects to be undertaken within the calendar year or years in respect of which application for assistance is made, and no other capital works project has, in consequence, been replaced or deferred until a later year;

AND WHEREAS the project is one of which the immediately preceding paragraph applies in whole;

AND WHEREAS the other requirements of the Minister's Memorandum have been complied with;

NOW THEREFORE be it resolved that application be made to the Minister of Municipal Affairs for a commitment for a loan in the amount of $793,292.00 to assist in the financing of the project under the Municipal Works Assistance Act, 1963.

CARRIED

The meeting adjourned at 10:05 a.m.

C. M. Murray a/ REEVE

[signature] CLERK

GENERAL COMMITTEE MEETING, MARCH 16, 1965

182. FILE 65-65 - Clarkson Sewage Treatment Plant

183. FILE 39-65 - Conventions (Association of Mayors and Reeves)

184. FILE 13-65 - Planning Board (Urban Renewal Study)

185. FILE 57-64 - Newman Gravel Pit, Springbank Road

186. FILE 7-65 - Clerks General (Toronto City Hall)

187. FILE PROJECT 50-64 - Lakeview Sewage Treatment Plant

188. FILE REGISTERED PLAN 681 - One Foot Reserves

189. FILE 100-65 - Hunting General (Deer Season 1965)

190. FILE T-11991 - Dalewood Investments, Phase II

191. FILE 47-65 - Traffic Safety Council (Sidewalk on Cawthra Road)

192. FILE 316-60 - C.P.R. Protection at Crossings (Private Crossing to Risch Lands)

193. FILE 109-62 - Insurance Programme, Township of Toronto

194. FILE 70-61 - Toronto Terminal Project

195. FILE 107-61 - Port Credit Lions Club Swimming Pool

196. FILE T-15827 - Rattray Park Estates

197. FILE 32-65 - Grants (United Nations, Peel County)

198. FILE 11-65 - Parks General (Orenda Property)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 16, 1965.

THOSE PRESENT: Reeve Speck; Councillors Jenkins, McMillan, McKechnie, Searle & Pickell.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 14

ITEMS CONSIDERED:

182. **FILE 65-65 - CLARKSON SEWAGE TREATMENT PLANT** - The Committee considered a report from the Township Engineer dated March 10, 1965, pointing out that additional capacity is needed at an early date in order that development in the western area of the Township may continue. It is suggested that the extension of this plant to 6,000,000 gallons per day is one addition or a minimum extension to bring the capacity to 3,500,000 gallons in accordance with the Township Engineer's report.

RECOMMENDATION: That the Corporation of the Township of Toronto immediately engage the firm of Gore and Storrie Limited to undertake the preparation of design and plan for an addition to the Clarkson Sewage Treatment Plant.

183. **FILE 39-65 - CONVENTIONS (ASSOCIATION OF MAYORS AND REEVES)** - In a letter dated February 22, 1965, the Executive Secretary-Treasurer, Marie Curtis, requested that the following information be placed before Council:

1. The form for reservations for the 1965 Conference being held at Kitchener on June 27, 28, 29 and 30.

2. A copy of the registration card for advance registration to save time at the Conference.

3. A copy of the brief submitted to the Honourable A. Wishart, Attorney-General, regarding the Bell Telephone Case.

The Committee was advised that the Association has been told by the Attorney-General that the Cabinet has agreed to intervene and have so advised the Board of Transport.

4. A copy of the submission by the Federation of Mayors and Municipalities on behalf of the Mayors and Reeves to the Board of Transport.

5. A request that any resolution for the Mayors and Reeves Conference be submitted a soon as possible.

RECOMMENDATION: That the delegates appointed to attend the Mayors and Reeves Conference meet to discuss resolutions that might be submitted by this Municipality; and further, that other members of Council submit their resolutions to these delegates for consideration.

184. **FILE 13-65 - METROPOLITAN TORONTO PLANNING BOARD (URBAN RENEWAL STUDY) (#782-64) -**

At a previous General Committee meeting, Reeve Speck and the Director of Planning were authorized to meet with Mr. Cullers of the Metropolitan Toronto Planning Board to discuss urban renewal in relation to the Township of Toronto. Reeve Speck reported to the Committee that the meeting was held and the area of the Township that was the subject of consideration was Lakeview, and it was agreed that this area was not ready at this time for such a study. Since that time, the Metropolitan Toronto Planning Board has completed its study entitled "Urban Renewal".

The Committee was advised that a copy of the report is available in the Clerk's Department.

RECOMMENDATION: That the Director of Planning be invited to attend the next General Committee meeting to give a brief report on this Study.

185. FILE 57-64 - NEWMAN GRAVEL PIT, SPRINGBANK ROAD (#299-64) - The Committee was reminded that some negotiations have taken place between the Ontario Hydro and Mr. Newman for the use of the Newman Pit for the disposal of fly ash. In a memo dated March 11, 1965, the Property Agent pointed out that the Ontario Hydro has informed him that the filling of the pit, presently owned by the Township at this location, is almost completed and the Commission has not as yet been successful in negotiating with Mr. Newman for either the outright purchase of his pit or a lease with option to buy and the right to sell. The problem encountered is that Mr. Newman has mentioned the possibility of removing the gravel deposit in the ridge betwen his property and the Township's. Because of this, the Hydro has requested a decision from the Township on the removal of the gravel on the ridge.

RECOMMENDATION: That Mr. Newman's request for permission to remove the gravel deposit in the ridge between his property and the Township's be refused.

186. FILE 7-65 - CLERKS GENERAL (TORONTO CITY HALL) - In a letter dated March 1, 1965, the Township was advised by the Telegram Paper that a special publication is being prepared for the commemoration of the opening of the new City Hall, September 13, 1965. The Township was

invited to consider becoming a part of this recorded history. The Committee was advised that regular retail contract prices will apply. The Committee was reminded of a similar invitation when the Burlington City Hall was opened and at that time, it was decided to refuse the invitation.

RECOMMENDATION: That no action be taken to have the Township of Toronto become a part of the special publication being planned by the Telegram Paper to commemorate the opening of the new Toronto City Hall on September 13, 1965.

187. **FILE PROJECT 50-64 - LAKEVIEW SEWAGE TREATMENT PLANT (#598-64)** -

The Committee considered a report from K. H. Sharpe of the Ontario Water Resources Commission dated February 22, 1965, regarding Metropolitan Toronto and the Township of Toronto Lakeview Water Pollution Control Plant. As a result of technical discussions on the future expansion of the Lakeview Water Pollution Control Plant, the following points were set out in Mr. Sharpe's letter:

1. The development of the present plant extension to provide a capacity of 10,000,000 gallons per day should be continued without further delay.

2. The development of the next stage of plant enlargement should be initiated immediately to meet the sewage treatment requirements of the two municipalities. Each municipality should instruct its consulting engineer to undertake the preparation of a preliminary engineering report outlining the requirements and recommendations on the extent of plant enlargement over a reasonable designed period, together with an estimate of cost. The consultants report would serve as a basis for initiating the next phase of plant extension.

3. Investigation should be carried out in relation to the acquisition of property adjacent to the plant site for the purpose of sludge lagooning. The land requirement should be based on the consultant recommendations subsequent to an economic study of the various sludge handling methods.

RECOMMENDATION: The recommendation on this item is in three parts:

1. That point #1 above, be adopted.

2. That the Township Engineer initiate action in accordance with point #2 above.

3. That point #3 above, be adopted.

188. **FILE REGISTERED PLAN 681 - ONE FOOT RESERVES** - The Committee was advised that when Registered Plan 681 was put on, one foot reserves were placed along the south side of Truscott Drive, between Barbuda Drive and Southdown Road, and along the east side of Southdown Road from Truscott Drive to the south limit of the plan. Supertest has purchased a service station site on the corner of Truscott Drive and Southdown Road. United Lands has purchased the shopping centre at the same location. Both United Lands and Supertest have requested the Township to lift portions of the one foot reserves in order to gain access from Southdown Road and Truscott Drive to their properties. These requests have been checked by the Staff and found to be in accordance with a plan approved by the Ontario Municipal Board showing the entrance and exit points to both parcels of land. The Committee was also advised that one of the deeds require only minor amendments in the drafting of it in order to make it satisfactory.

RECOMMENDATION: That the requests from Supertest Petroleum and United Lands Corporation to lift the one foot reserves on Registered Plan 681, be approved; and further, that they be deeded to Supertest and United Lands Corporation in accordance with the plan approved by the Ontario Municipal Board.

189. FILE 100-65 - HUNTING GENERAL (DEER SEASON 1965) - The Committee considered a copy of a letter from the District Forester, in which he gave information regarding recent deer harvests in the Lake Simcoe District. He requests that Council submit their comments in writing on or before April 15, 1965, regarding a three day deer season in this area.

RECOMMENDATION: That the District Forester be advised that the Township of Toronto does not wish to have an open season on deer in 1965.

190. FILE T-11991 - DALEWOOD INVESTMENTS, PHASE II (#772-64) - The Committee was advised that an easement is required over certain lands for this proposed plan of subdivision in the Malton area and Mr. Black has been unable to negotiate it. He has requested that the Township expropriate the easement over the lands owned by Mr. Caldwell, Mr. Shean, Mr. Clark and Mr. Temper. A copy of the plan was shown to the Committee giving the location of the easement.

RECOMMENDATION: That the necessary steps be taken to expropriate a sewer easement over lands owned by Messrs. Pledger (formerly Caldwell), Clark, Temper and Shean.with the total cost of the expropriation to be borne by Dalewood Investments.

191. FILE 47-65 - TRAFFIC SAFETY COUNCIL (SIDEWALK ON CAWTHRA ROAD) (#118) The Committee considered a copy of the report from the special meeting of the Traffic Safety Council held on March 10, 1965, at which time it was recommended that a sidewalk be constructed on Cawthra Road in 1965, between Dundas Street and Burnhamthorpe Road.

RECOMMENDATION: That the report from the Traffic Safety Council meeting held on March 10, 1965, be adopted.

192. FILE 316-60 - C.P.R. PROTECTION AT CROSSINGS (PRIVATE CROSSING TO RISCH LANDS)

In a letter dated March 1, 1965, the Secretary of the Board of Transport Commissioners for Canada, raised the question regarding the future of the crossing over the C.P.R. south of Mattawa Avenue to the Risch lands. A further letter dated September 11, 1964, from Canadian Pacific to the Secretary of the Board of Transport, was also submitted to the Township. Copies of the above referred to letters were attached to the agenda. The Planning Board Staff were contacted regarding the future road pattern for the area and it is not proposed at the present time to have a road pattern which would solve the problem raised by the Railway.

RECOMMENDATION: That the Railway be notified that it is not the Township's intention to apply for a public crossing at this location and that the matter of the private crossing be left between the Railway and Mr. Risch and other property owners who might wish to use it.

193. FILE 109-62 - INSURANCE PROGRAMME, TOWNSHIP OF TORONTO (#26) - At a recent meeting of the General Committee, the Township Manager was requested to comment on two items:

1. The problem encountered by the Recreation Commission with regard to insurance.

2. The coverage carried by the Township.

Copies of the following were attached to the agenda for the Committee's consideration:

1. A copy of a letter dated March 8, 1965, from Mr. Henderson.

2. A copy of a report dated March 8, 1965, giving the insurance coverage.

3. A copy of a letter from the Chairman of the Spetial Insurance Committee of the Recreation Committee dated November 4, 1964.

4. A copy of a resolution passed by the Recreation Committee on this matter.

Considerable discussion took place on whether or not the Township's insurance should be tendered. Reeve Speck referred to the terrible service that was received, especially when claims were submitted prior to the present system of insurance in the Township being set up. Councillor Pickell agreed that if the Township's insurance were put out to tender, that tenders should only be considered from firms that could handle the entire service. A motion was placed before the Committee: "That the Township of Toronto receive tenders on the insurance." Councillor Pickell requested a recorded vote, the results of which were as follows:

Those in favour	Those opposed
Councillor Pickell	Reeve Speck
" Jenkins	Councillor Searle
	" McMillan
	" McKechnie

DEFEATED

Further discussion then took place on the possibility of receiving assistance in this matter from an insurance consultant, however, it was agreed that Mr. Henderson should first report on the insurance and if, in the opinion of the Committee, a consultant could assist at that time, that the necessary arrangements be made.

RECOMMENDATION: That the Township Manager prepare a report on Township insurance to the General Committee; and further, that he report at the same time on the projected cost of having a consultant appear before the Committee, if necessary.

194. FILE 70-61 - TORONTO TERMINAL PROJECT - Councillor McKechnie spoke to the Committee regarding a drainage problem that had been caused because of construction carried out by the Canadian National Railway and suggested that some action should be taken whereby the Railway would work with the Municipality in order to avoid these problems occurring.

RECOMMENDATION: That the Canadian National Railway be advised that right-of-way construction has occurred in part of the Township and it has altered certain water courses, and in the interest of good communication, it is suggested that the Township of Toronto be advised of any future construction by the Canadian National Railway that would affect development in the Township.

195. FILE 107-61 - PORT CREDIT LIONS CLUB SWIMMING POOL - Councillor Jenkins was appointed to represent the Council of the Township of Toronto on the Board of Directors for the operation of the Credit Valley Lions Club Swimming Pool. He pointed out that so far no appointment had been made for this position for the year 1965. He reported to the Council on the operation of the pool for 1964. A copy of the auditor's report dated March 9, 1965, is contained in the above file. The report shows a deficit of $4402.07 and the Board of Directors suggested a 60-40 ratio Township of Toronto and Port Credit for paying this deficit.

RECOMMENDATION: That the Township of Toronto continue in its policy of not asking surrounding municipalities to partidpate in any deficit on swimming pools operated by the Township of Toronto; and further, that no part be accepted by the Township of Toronto in the deficit of the Credit Valley Lions Community Centre.

amended

DC

196. FILE T-15827 - RATTRAY PARK ESTATES (#98) - During the early considerations on the future of the Rattray Park Estates, some consideration was given to the possibility of the University of Toronto acquiring a portion of the Rattray Estate. Because the developer has requested that the boundaries of the proposed plan be amended to take in a portion of the lands that were previously intended to be left out of the plan, the Committee felt that the Department of Education should be asked for a decision regarding this property.

RECOMMENDATION: That the Honourable Wm. Davis, Minister of Education, be requested to forward a letter to the Township of Toronto stating whether or not the University of Toronto is going to purchase any portion of the Rattray Estate.

197. FILE 32-65 - GRANTS (UNITED NATIONS, PEEL COUNTY) - Councillor Jenkins pointed out that he had attended a meeting of the local United Nations organization and had been advised that it is the intention to have a two day mock United Nations in the T. L. Kennedy High School during 1965. He commented on the great success of the similar programme that was put on in 1964. The organization requested Councillor Jenkins to bring a request for financial assistance before the Council for the Township.

RECOMMENDATION: That the request from the Peel County United Nations Organization for financial assistance, be referred to the Grants Committee for consideration.

198. FILE 11-65 - PARKS GENERAL (ORENDA PROPERTY)(#872-64) - Because some consideration has been given to the possibility of purchasing a portion of the Orenda Property in Malton for Park purposes, Councillor McKechnie requested that immediate consideration be given to this matter and that a member of Council and Staff work out which portion of the property could be considered.

RECOMMENDATION: That Councillor McKechnie, with the assistance of the Township Engineer and a member of the Parks Department Staff, be authorized to consider and report back to the General Committee on which portion of the Orenda Property could be acquired for park purposes.

The meeting adjourned at 11:45 a.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

March 22 SESSION 1965 No.

MOVED BY Frank J. McKechnie

SECONDED BY

That the General Committee Report of March 16/65, Item 190 be amended as follows.

Recommendation: That, subject to the approval of the Metropolitan Toronto Regional Conservation Authority approving of the extent of amended lands to be aquired, the necessary steps be taken to aquire drainage and sewer easements over lands owned by Messrs. Pledger (formerly Coldwell), Clark, Fumber and Shean, with the total cost of aquisition to be borne by Oakwood Investments.

Carried
as Tickell

T 143

RESOLUTION

March 22 SESSION 1965 No.

MOVED BY

SECONDED BY

Amendment Clause 195, S/C report of March 16/65.

That the clause be referred back to the General Committee for further consideration.

carried

GENERAL COMMITTEE MEETING, MARCH 10, 1965

148. FILE 26-61 - Unification (Arbitration)

149. FILE 96-61 - Historical House

150. FILE 120-65 - Drainage General
FILE OZ-22-64 - Applewood Dundas Limited

151. FILE 61-65 - Meadowwood Walkway

152. FILE 108-65 - County of Peel (Air Pollution Control Field Equipment)

153. FILE 27-61 - Township of Toronto Hydro (Underground Wiring - H.E.P.C.)

154. FILE 47-65D - Traffic Safety Council, Foot Paths (Walkway from Park Royale Boulevard to Orchard Heights Public School)

155. FILE 73-64 - Future Status of the Township (Resolution from Town of Port Credit re Annexation of a Portion of the Township)

156. FILE 39-65 - Conventions (International Planning Conference)

157. FILE 69-65 - Metropolitan Toronto Planning Board (Transportation Study)

158. FILE 123-64 - Petitions General (Watermain on Easement North of Blythe Road)

159. FILE 47-65A - Traffic Safety Council (Intersection Cawthra Road and Highway #5)

160. FILE 47-65A - Traffic Safety Council (Traffic Lights, Highway #10 and Highway #5)

161. FILE OZ-27-64 - Ontario Fireplace and Vanway Investments Limited

162. FILE OZ-14-64 & By-law 5098 - F. John Greenwood

163. FILE 362-60 - Request for Unemployment Insurance Office, Township of Toronto

164. FILE 104-65 - Department of Highways (Dixie Road & 401 Interchange)

165. FILE 11-65 - Parks General (Names)

166. FILE OZ-36-64 - Quasar Limited (South Peel Hospital)

167. FILE 91-65 - Sewers General (Wilson Avenue)

168. FILE REGISTERED PLAN 587 - Park Royal Industrial Subdivision - Bromsgrove Road

169. FILE T-16534 - C. B. Martin & D. Monteith

170. FILE 39-65 - Conventions (Association of Municipal Police Governing Authorities)

171. FILE 118-62 - Flaman Subdivision
FILE 12-65 - Peel County Health Unit

172. FILE 39-65 - Conventions (Second Local Government Study Tour)

173. FILE 39-65 - Conventions (Canadian Federation of Mayors and Municipalities Study Tour)

174. FILE 73-64 - Future Status of the Township (Name)

175. FILE 54-65 - Industrial Committee (Industrial Commissioner's Report)

176. FILE OZ-3-65 - Palmwood Construction

177. FILE PROJECT 3-65 - Lornewood Drainage Scheme

178. FILE 39-64 - Conventions 1964 (Association of Mayors and Reeves and Bell Telephone Co.)

179. FILE 122-63 - Reconstruction of Highway #10, Dundas to Burnhamthorpe Road (Sidewalk Hurontario St. from C.P.R. to Elm Dr.)

180. FILE PROJECT 40-65 - Sanitary Sewers on Fifth Line West

181. FILE PROJECT 9-65 - Huron Park Community Centre

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 10, 1965.

THOSE PRESENT: Councillors Jenkins, Searle, Harrison, Pickell and McKechnie.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 13

ITEMS CONSIDERED:

148. **FILE 26-61 - UNIFICATION (ARBITRATION) (#146)** - On March 5, 1965, consideration was given to some of the aspects of the arbitration as a result of unification of the Township School Areas. Further consideration was given on Monday, March 8, at Council's meeting when it was decided that someone from the Board of Education should be invited to attend the General Committee's meeting for a discussion on matters dealing with arbitration. Mr. H. J. A. Brown, Business Administrator for the Board, attended. A discussion took place regarding legislation that might be passed, having a bearing on this matter.

RECOMMENDATION: That a meeting be arranged between Council and the Board of Education to discuss this matter and decide what action, if any, will be taken. Councillor McKechnie requested a recorded vote on this recommendation, the results of which were as follows:

Those in favour	Those opposed
Councillor Jenkins	Councillor Harrison
" McKechnie	" Searle
" Pickell	

CARRIED

149. FILE 96-61 - HISTORICAL HOUSE (#474-64) - Mrs. Fix and Mrs. Watson attended the Committee's meeting to speak on matters pertaining to the renovation of the Bradley Historical House. Mrs. Fix advised the Committee that it was the wish of the Historical Foundation to complete the house by the middle of 1966 so that sufficient time would be left to work on the collection of furnishings prior to Centennial Year. One room has been completed and there are eight rooms to go. Mrs. Fix read a letter from Mrs. E. C. Cross, Corresponding Secretary of the Mississauga Historical Society addressed to the Reeve and members of Council, supporting the request by Mrs. Fix for funds from the Township to assist in the completion of this work. The estimate given by Mrs. Fix to complete the work is $5,000.00. A report on the work parties was given by Mrs. Watson, copy of which is contained in the above file. Mrs. Watson also pointed out that they were going to encourage the executives of various groups to hold their meetings in the house and the Girl Guides are going to use the house in their study of local history in order to create an interest in the house. An invitation was given to all members of Council to visit the house on Saturday, March 13, between 3 and 4 o'clock.

RECOMMENDATION: That the request for a grant of $5,000.00 from the Township to complete the Bradley Historical House in time for 1967, be referred to the Budget Committee.

150. FILE 120-65 - DRAINAGE GENERAL
FILE OZ-22-64 - APPLEWOOD DUNDAS LIMITED (#77) - At the General Committee's meeting on February 10, 1965, a report was considered from the Township Engineer dated January 29, 1965, regarding drainage from

three sheds on the north side of Dundas Street. The following recommendation was passed: "That a letter be sent to the G. S. Shipp firm advising that the Municipality has considered the Township Engineer's report dated January 29, 1965, for the improvement of the storm drainage on the lands referred to as Sheds A, B and C in the Engineer's report and will recommend to Council that if the development is to proceed on the 30 acres of land referred to in Sheds A and C in the Engineer's report, that the total estimated cost of the immediate storm drainage improvement, being $67,000.00 be paid by G. S. Shipp & Son Limited." In a letter dated February 24, 1965, Mr. Switzer requested an opportunity to discuss this matter with the General Committee. The Township Engineer was present for the discussion on this item. Mr. Switzer asked for an interpretation of the recommendation and suggested that some arrangement should be made whereby/G. S. Shipp/would get credit for the money that it spends on this project that would normally be spent by the Township if the Shipp firm waited until the storm drainage improvements were carried out by the Township. Councillor Jenkins interpreted the recommendation by pointing out that it was Council's decision that if the Shipp firm wished to proceed with its development, that it would have to pay for the storm drainage improvements. Mr. Switzer then requested that Council give third reading to the by-law to rezone the lands between Tomken Road and Constitution for apartment development, even though the terms of the agreement for this development had not been worked out. It was pointed out to the Committee that the policy followed by the Township in this

regard is to withhold third reading of such by-laws until the agreements between developers and the Township have been executed.

RECOMMENDATION: That in view of the Township's policy, Mr. Switzer's request that the Township give third reading to his zoning by-law, be refused.

151. FILE 61-65 - MEADOWWOOD WALKWAY - A delegation of residents from the Meadowwood Road area attended Council's meeting and requested a walk-way from Meadowwood Road to Sunningdale Bend or the proposed street on the Stelmach Subdivision. It was decided at Council's meeting to refer the matter to General Committee for further consideration. Mrs. Williams and about eight other people from the area, attended the Committee's meeting. The Township Engineer was present for this discussion. Reasons were put forward by the delegation supporting the need for a walkway to give access from Meadowwood Road through to Clarkson Road without having to walk along No. 2 Highway. Mr. Withers advised the Committee that there are 79 children in the area now having to go along Highway #2 unless their parents drive them to school and because a number of the parents are driving their children, there is a rather congested traffic situation around theschool property. Mr. Withers pointed out that he had talked with a Mr. G. Schaff of 904 Meadowwood Road, who is now willing to discuss with the Township, the possibility of a walkway through his property to Sunningdale Bend.

RECOMMENDATION: That a walkway be approved from Meadowwood Road to

provide access through to Clarkson Road and that the Property Agent be authorized to approach Mr. Schaff at 904 Meadowwood Road to negotiate the possible acquisition of a walkway; and further, that the Township Engineer explore the feasibility of a walkway through Mr. Schaff's property and both report to the General Committee on March 24, 1965.

152. FILE 108-65 - COUNTY OF PEEL (AIR POLLUTION CONTROL FIELD EQUIPMENT)

In a letter dated March 1, 1965, the Clerk-Treasurer for the County of Peel stated, "Peel County Council authorized me to offer the Township of Toronto $2,000.00 for the air pollution control field equipment which Mr. Newdick brought to the County in January of this year. If this offer is acceptable to the Township, would you please notify this office." The Committee was advised that the value at cost of the equipment is $2,737.97.

RECOMMENDATION: That the offer from the County of Peel in the amount of $2,000.00 for the air pollution control field equipment which Mr. Newdick took with him to the County of Peel, be accepted.

153. FILE 27-61 - TOWNSHIP OF TORONTO HYDRO ELECTRIC COMMISSION (UNDERGROUND WIRING - H.E.P.C.) (#8)

At the Committee's meeting on January 4, 1965, the following recommendation was passed: "That the H.E.P.C. be requested to inform the Township of Toronto (at an early date) of its intention to install any power line in the Township of Toronto and in particular, the proposed power line through the North Dixie Area, so that a meeting of Township representatives and officials can be held with the Ontario Hydro Electric Power Commission for the purpose of negotiating underground installation."

In a letter dated February 17, 1965, from the Chairman of the H.E.P.C., it was pointed out that the Commission is planning to build a double circuit 230 KV tower line in the Township of Toronto as shown in red on an attached map. This tower line is to be completed by September 1, 1967. On the 2.7 mile section of right-of-way through the North Dixie Area, it is estimated that the double circuit 230KV overhead construction would cost approximately $400,000.00, whereas an underground installation for the same distance would cost approximately $3,000,000.00. A copy of Mr. Strike's letter was attached to the agenda. It was brought to the attention of the General Committee that during the Council's consideration of this item previously, it was apparent from discussions at a meeting with Ontario Hydro that the installation of underground wiring on the main 240 transmission lines, is prohibitive from an economic stand point. However, the secondary circuits carrying 27 KV load and serving primarily local industrial areas, were considered more favourably for underground construction. It was understood at that time that it would be a 27 KV line that would be constructed through North Dixie Area. However, as pointed out in Mr. Strike's letter, this understanding is incorrect. It is a 230 KV tower line,which is the more expensive construction.

RECOMMENDATION: That the Hydro Electric Power Commission of Ontario be requested, notwithstanding the cost, to install the line proposed through the North Dixie Area in the Township of Toronto, underground.

154. FILE 47-65D - TRAFFIC SAFETY COUNCIL, FOOT PATHS (WALKWAY FROM PARK ROYALE BLVD. TO ORCHARD HEIGHTS PUBLIC SCHOOL)

The Committee considered a copy of a memo dated March 1, 1965, from the Township Engineer regarding the walkway from Park Royale Boulevard to Orchard Heights Public School. According to the memo, the fencing along this walkway is in disrepair and the adjacent owners are requesting the erection of a proper fence. The Township Engineer pointed out that if the walkway is to be constructed to our current standards, the estimated cost of this work is $1,700.00. On the question of closing the walkway and deeding it to the adjacent owners, the Business Administrator of the Board of Education advised that the walkway is not really necessary because of the short distance around the corner to the school. However, he is aware of some local desire to keep the walkway from a safety and convenience point of view.

RECOMMENDATION: That the walkway from Park Royale Boulevard to Orchard Heights Public School be repaired in accordance with the Township Engineer's memo dated March 1, 1965, at a cost of $1,700.00.

155. FILE 73-64 - FUTURE STATUS (RESOLUTION FROM TOWN OF PORT CREDIT RE ANNEXATION OF A PORTION OF THE TOWNSHIP) (#144)

The Committee considered a copy of a letter dated March 2, 1965, from the Clerk-Treasurer of the Town of Port Credit including a copy of a resolution whereby the Town resolved to request the Township of Toronto to review its application for elevation to Town Status to provide for annexation of the said lands to the Town of Port Credit. This letter was before

Council at its meeting on Monday, March 8, 1965, when it was decided to refer the matter to the General Committee meeting on March 10, 1965.

RECOMMENDATION: That the information received from the Town of Port Credit in the Clerk-Treasurer's letter dated March 2, 1965, be received and filed.

156. FILE 39-65 - CONVENTIONS (INTERNATIONAL PLANNING CONFERENCE) -

A letter dated March 4, 1965, from Mr. W. N. Clark, Chairman of the Conference Committee for the International Planning Conference to be held in Toronto on April 25 to 29, was considered by the Committee. This letter was before Council on Monday, March 8, when it was decided to refer it to the General Committee. Two points in the letter required consideration by the Township:

1. The inclusion of the Township of Toronto as one of the sponsoring municipalities;

2. A financial contribution of $500.00 toward the expenses of entertainment, tours, exhibits, and special events for wives of delegates.

The Committee was advised that the brochure now includes the Township of Toronto Planning Board as one of the sponsors.

RECOMMENDATION: That the Township of Toronto participate in the International Planning Conference as a sponsor (the Planning Board); and further, that a recommendation be sent to the Planning Board that the $500.00 contribution be provided to the Convention out of the Planning Board Budget.

157. FILE 69-65 - METROPOLITAN TORONTO PLANNING BOARD (TRANSPORTATION STUDY) (#108)

The General Committee was advised at its meeting on February 25, 1965, that the Transportation Study had been received and copies were given to all members. It was decided to receive this Study. When this recommendation went to Council on Monday, March 8, a decision was made to refer this matter back to the General Committee for further consideration. Mr. John Montague attended the Committee's meeting for the discussion on this item and pointed out that the Study is really the background document in support of the Transportation Section of the Metropolitan Official Plan.

RECOMMENDATION: That the information be received and filed.

158. FILE 123-64 - PETITIONS GENERAL (WATERMAIN ON EASEMENT NORTH OF BLYTHE ROAD)

A petition was received from the residents on Blythe Road, east of Credit River. The Council requested the P.U.C. Manager to report on the cost of supplying the service. The Committee considered a copy of the report dated February 12, 1965, from the Manager of the Public Utilities Commission for the construction of an 8" watermain on an easement north of Blythe Road, from a point 70' west of the lot line between Lots 3 and 4, Range 2, S.D.S., westerly a distance of 480' more or less. The total estimated cost of the project is $4,000.00; owners' share $2,082.00; Corporation's share $1,9118.00. In a letter dated February 25, 1965, Mr. Kennedy pointed out that the report above was adopted by the Commission at its meeting on February 15, 1965.

RECOMMENDATION: That the Local Improvement Report dated February 12, 1965, for an 8" watermain on Blythe Road, be adopted.

159. FILE 47-65A - TRAFFIC SAFETY COUNCIL (INTERSECTION CAWTHRA ROAD & HIGHWAY #5) (#113)

At a recent Planning Board meeting, a resolution was passed requesting the Council to take steps to have a right turn lane constructed at the intersection of Dundas Street and Cawthra Road. Before this matter was brought to the General Committee, comment was asked from the Township Engineer. Copies of the following correspondence were before the Committee for its consideration:

1. A letter from the Planning Director dated February 4, 1965;
2. A memo from the Township Engineer dated March 1, 1965, and the letter referred to in the Township Engineer's memo from the Department of Highways dated September 28, 1964.

The letter from the Department of Highways dated September 28, 1964, pointed out that sufficient traffic did not use this intersection to warrant the right turn lane as yet.

RECOMMENDATION: That the Township of Toronto express its concern to the County of Peel regarding the decision by the Department of Highways that this intersection did not warrant a right turn lane; and further, that the County be requested to urge the Department of Highways to reconsider this matter.

Amended

160. FILE 47-65A - TRAFFIC SAFETY COUNCIL (TRAFFIC LIGHTS, HIGHWAY #10 AND HIGHWAY #5) (#113)

At the Committee's meeting on February 10, 1965, consideration was given to the report from the Township Engineer and the Department of Highways

regarding certain changes in traffic signal controls at certain intersections, one being Highway #10 and Highway #5. It was decided at that meeting to ask the Police Department to submit its comments on:

1. The advisability to discontinue the pedestrian scramble light at this intersection;

2. The advisability of permitting right turns on red lights at this intersection.

The Committee considered a report dated March 1, 1965, from Chief McGill on this matter. He suggested that the Department of Highways be requested to disconnect the pedestrian lights so that they will become inoperative and cover the "No Right Turn" sign for a specific period, such as three or six months.

Amended

RECOMMENDATION: That the Department of Highways be requested to (~~disconnect the pedestrian lights so they will be inoperative and~~) cover the "No Right Turn" ~~signs~~ ON WALK SIGNAL for a period of six months at the intersection of Highway #10 and Highway #5.

161. FILE OZ-27-64 - ONTARIO FIREPLACE AND VANWAY INVESTMENTS LIMITED (#821-64)

This is an application requesting a change of the Zoning By-law from R3 to RM7D2 for maisonettes on the south-east corner of Truscott Drive and Barsuda Drive on the Bellingham Subdivision. The application was considered by the Planning Board and it was decided that the applicant should explore the possibility of developing the land for low density multiple family housing in accordance with a site plan which would incorporate the necessary measures to make the scheme physically compatible with the established character of the area. This application was before the

General Committee when it was recommended, "That further consideration of this application be deferred until information is obtained regarding the basis upon which the future use of this land was presented to the home owners in the area. 2. That a precis of the minutes of any public meetings held by either Planning Board or Council on this development, be placed before the General Committee when further consideration is given to the application". For the Committee's information, a copy of the literature used by the promoters of the plan was obtained and a memo from the Planning Director as a result of his Department's investigation of minutes of meetings, was provided. Also attached to the agenda was a further copy of the report dated November 17, 1964, from the Planning Board. The recommendation from the Planning Board was that the proposed change in zoning from R3 to RM7D2 should not be approved but that consideration be given to a specific development scheme which would be physically compatible with the existing housing in this particular area. Mr. John Montague attended the Committee's meeting for the discussion on this item.

RECOMMENDATION: That the proposed change in zoning from R3 to RM7D2 not be approved but that consideration be given to a specific development scheme which would be physically compatible with the existing housing in this particular area. This is as recommended by the Planning Board.

162. FILE OZ-14-64 & BY-LAW 5098 - F. JOHN GREENWOOD (#824-64) - The Committee was advised that the above by-law, being a by-law to amend zoning on lands located on Cawthra Road, south of Arbor Road, from R4

to RM7D4, was processed in accordance with the Ontario Municipal Board's procedure and four objections were received from the following persons:

1. Mr. & Mrs. A. R. Yoxall
2. Mr. & Mrs. Wm. Enright
3. Mr. J. Donaldson
4. Mr. M. Roche

Copies of these objections were attached to the agenda. The Committee was advised that the Planning Board Staff had considered the objections.

RECOMMENDATION: That the following resolution be passed by Council:

"WHEREAS the Township of Toronto has passed By-law 5098 for the purpose of amending certain sections of By-law 2813; and for the purpose of changing the zone designation on certain lands as set out on Schedule "A" to the By-law; and

WHEREAS in accordance with the procedures laid down by the Ontario Municipal Board for the processing of such by-laws, objections to the passing of this by-law have been received; and

WHEREAS the objections have been considered and in the opinion of the Township of Toronto, the application should proceed;

BE IT THEREFORE RESOLVED that an application be made to the Ontario Municipal Board for approval of Township of Toronto Restricted Area By-law 5098."

163. FILE 362-60 - REQUEST FOR UNEMPLOYMENT INSURANCE OFFICE, TOWNSHIP OF TORONTO

In 1960, a letter was sent to the then Minister of Labour pointing out that the Township of Toronto receives numerous complaints from unemployed employees in this area stating that it is necessary for them to travel to Weston, New Toronto, Oakville and Brampton to seek advice from Unem-

ployment Insurance Officials and it was the Council's decision to request that an Unemployment Insurance Office be opened in the Township of Toronto in order to serve the ever present needs of the residents in this area. In January of 1961, a letter was received from the Chief Commissioner of the Unemployment Insurance Commission pointing out that at the present time it is not evident that there is a requirement for an office in the Township. In February of the same year, further consideration was given by the General Committee and it was concluded that if such an office were located in Cooksville, a large number of people would not be able to use the office conveniently because of the lack of public transportation. In December of 1961, a resolution was passed by Council that the Minister of Labour be requested to consider a branch office of the Unemployment Insurance in the Township of Toronto. On December 20, 1961, Mr. Starr, Minister of Labour, pointed out that, "Further studies were being made on the Toronto Metropolitan area but as yet these have not been completed. Again, the operations of the Unemployment Insurance Commission are being studied by the Gill Committee. It is believed that no decision should be taken on the opening of an office in the Township of Toronto until the Committee's recommendations are received and the Commission's study of the Toronto Metropolitan area completed." This letter was received and filed on January 8, 1962, by Council. Again in May of 1963, a letter was sent to the new Minister of Labour, Allan J. MacEachen, pointing out that the Township is anxious to have an Unemployment Insurance Office located here. In June of the same year, Mr. MacEachen pointed

out that the Gill Report had been completed but certain reorganization proposals on which decision had not been reached. "Since this decision will affect the field organization of the Commission, it has been decided that action to open new offices will be held in abeyance for the time being. I regret that I cannot give you a definite answer at this time but as soon as it is possible to do so, I will ask for a final decision on your request." The following resolution was passed by the Social Planning Council meeting held on February 24, 1965:

"Resolved that the Social Planning Council write to the Municipal Councils of Toronto Township, Port Credit and Streetsville, reqeusting that an immediate approach be made through the Provincial and Federal Governments for the establishing of a National Employment Service in the South Peel Area."

RECOMMENDATION: That a further approach be made to the Minister of Labour requesting a decision on Council's continued requests for such an office and that the Social Planning Council be so advised.

164. FILE 104-65 - DEPARTMENT OF HIGHWAYS (DIXIE ROAD & 401 INTERCHANGE)

In December of 1964, Chief McGill pointed out that a number of vehicle accidents have occurred on both the north and south end of the overpass of Highway #401 and Dixie Road. One of these accidents resulted in a fatality. He suggested at that time that investigations be carried out regarding the possibility of lighting the overpass. On December 23, 1964, a letter was sent to the Minister of Highways requesting the Department

to give this matter its attention. On January 13, 1965, the Department submitted a letter pointing out that the Department's policy calls for highway illumination of an interchange when the through volumes on the freeway are in excess of 25,000 AADT (Annual Average Daily Traffic). This illumination will be either partial or complete depending on the local environment. In 1964, through volumes on 401 were 24,250 AADT at this interchange. By comparison, the 1963 through volumes on the Queen Elizabeth Way were 44,000 from Highway #10 to Dixie Road and 56,000, Dixie Road to Highway 27. Furthermore, the local environment at the Dixie Road and Queen Elizabeth Way interchange is influenced by high volume service roads and adjacent shopping centres with high intensity illumination. The Department further pointed out that in view of the foregoing, it is possible to justify partial illumination on the Dixie Road - Highway #401 overpass. That is, illumination on the junctions of Dixie Road with the interchange ramps. Complete illumination would be possible only if the Municipality were prepared to contribute 50% of the installation costs and the entire maintenance and operation costs of the additional illumination over and above our standard or partial illumination. A further letter was sent to the Department requesting the additional cost for complete illumination. In a memo dated January 28, the Department has advised that the difference in cost of installation between complete illumination on Dixie Road for some 3,000' and illumination on the ramp intersections only, would be approximately $7,200.00 of which the Municipality would be responsible for 50%. The annual maintenance and operating cost could be estimated at $30.00 per light

for the additional 15 lights or a total of $3,000.00 initial cost and $450.00 maintenance per year.

RECOMMENDATION: That the complete illumination of the overpass at Highway #401 and Dixie Road, be proceeded with in accordance with the terms as outlined in a letter dated January 28, 1965, from the Department of Highways.

165. FILE 11-65 - PARKS GENERAL (NAMES) - The Committee considered a report from the Parks Department pointing out that during the past six to eight months, the Township has acquired nine new parks which have not, as yet, been named. A list of names were submitted for the Committee's consideration.

RECOMMENDATION: The recommendation on this item is in nine parts:

1. That the 7½ acre park on Registered Plan 701 (Domex) be called Hawthorne Park.

2. That the 8.764 acre park on Registered Plan 719 (Forest Glen) be called Pinewood Park.

3. That the 8.75 acre park on Registered Plan 716 (Applewood Dundas) be called Maplewood Park.

4. That the 7.5 acre park on Registered Plan 729 (Burnhamdale Woods) be called Locust Park.

5. That the 8 acre park on Registered Plan 710 (Dalewood) be called Westwood Park.

6. That the 4.5 acre park on Registered Plan 690 (Metro Developments) be called Oak Park.

7. That a final decision on the suggested name of Sir Winston Churchill Memorial Park for the 24 acre proposed park on United Lands, north of the Queen Elizabeth Highway, be deferred.

Amended

8. That the 25 acre park on the Registered Plans in the Applewood Hills Area, be called Willow Park.

9. That a final decision on the suggested name of Beechwood Park for the Mary Fix and D.H.O. property, be deferred for the time being.

166. FILE OZ-36-64 - QUASAR LIMITED (SOUTH PEEL HOSPITAL) (#47) - At Council's meeting on February 8, 1965, an application for a change of zoning from R1 to RCL3 to permit a nursing home by special by-law, was considered. The property is located on the west side of Highway #10, immediately south of Upper Middle Road and the H.E.P.C. line. It was decided that the owners of property within a radius of 300' of the lands under consideration be notified that further consideration would be given to this application by Council at its meeting on March 8, 1965, at 7:30 p.m. On February 22, 1965, Mr. Devonshire sent a letter to the Township objecting to the restriction placed on the property limiting its use to a nursing home, notwithstanding more liberal provisions of the approved RCL3 zoning. The objection was rendered because he anticipated an undue hardship could be unnecessarily imposed. Because of this letter, the application could not be properly dealt with by Council on March 8. Mr. Devonshire attended the Committee's meeting with his Real Estate Agent, Mr. Frank Leavers to discuss the possibility of increasing the permitted uses on the parcel of land. The Deputy Director of Planning also attended the Committee's meeting and pointed out that the reason for the restricted use on the property is that the application was for a

nursing home only and more important, the Municipality decided some years ago that only uses related to the hospital would be permitted in this area. Some consideration was given to the uses permitted under the RCL3 category of the Zoning By-law and it was felt that while some of the uses would not be compatible with the hospital, that others could be.

RECOMMENDATION: That the Planning Staff be requested to give further consideration to the possibility of increasing the latitude of use on the lands under consideration in File OZ-36-64, Quasar Limited, all of which should be compatible with the hospital and related uses in the area.

(#128A)

167. **FILE 91-65 - SEWERS GENERAL (WILSON AVENUE)** - At the Committee's meeting on March 1, 1965, during the consideration of the Local Improvement report for the construction of sanitary sewers on Crediton Parkway, Wills Road, Elaine Trail and Lochlin Trail, it was suggested that the Township Engineer be requested to consider the possibility of having sanitary sewers constructed on Wilson Avenue this year. A copy of a memo dated February 26, 1965, was before the Committee for its consideration, in which it was stated that the estimated cost of constructing the sanitary sewer on Wilson Avenue from Mineola Road to Hollyrood Heights Drive, is $10,000.00.

RECOMMENDATION: That the Township Engineer be requested to prepare the necessary detailed reports and tender documents to be ready to proceed if funds are available in the Capital Budget later in 1965.

NOTE: Because of the saving that will be realized on the sanitary sewer on the Fifth Line West under Project File 40-65 on this report, Council can authorize the construction of sanitary sewers on Wilson Avenue.

168. FILE REGISTERED PLAN 587 - PARK ROYAL INDUSTRIAL SUBDIVISION - BROMSGROVE ROAD

In a memo dated March 4, 1965, the Township Engineer pointed out that, "We have given final approval to the installation of all municipal services in this development and as we have now received all the documents required under the subdivision agreement, we recommend that this subdivision be taken over by the Corporation, and that all securities be released".

RECOMMENDATION: That the Park Royal Industrial Subdivision, Bromsgrove Road, be taken over by the Corporation and that all securities be released.

169. FILE T-16534 - C. B. MARTIN & D. MONTEITH (#793-64) - This is a proposed plan of subdivision located on the east side of Cawthra Road, south of the Burnhamthorpe Road. It is zoned R4 and has 38 proposed lots. The Planning Board has considered the application and recommended that the report outlining conditions of approval for the proposed plan of subdivision, be approved. Copies of the following were before the Committee for its consideration:

1. A copy of the consolidated report dated January 13, 1965;
2. A copy of a letter in reply to the consolidated report dated February 19, 1965;
3. A copy of the recommended conditions of draft approval dated March 2, 1965.

RECOMMENDATION: That a recommendation of draft approval be submitted to the Metropolitan Toronto Planning Board and the Department of Municipal Affairs on the proposed plan of subdivision T-16534, C. B. Martin & D. Monteith, subject to the conditions as recommended by the Planning Board at its meeting on March 2, 1965.

170. **FILE 39-65 - CONVENTIONS (ASSOCIATION OF MUNICIPAL POLICE GOVERNING AUTHORITIES)**

The Committee was advisedthat a letter has been received from C. M. Shields, Secretary-Treasurer of the Association of Municipal Police Governing Authorities, dated February 16, 1965, advising the Municipality of the Annual Meeting of the Association to be held at the Royal York Hotel Friday, March 26, commencing at 9:30 a.m. The election of officers will be held at that time.

RECOMMENDATION: That Reeve Speck and Councillor McKechnie represent the Township of Toronto at the Annual Meeting of the Association of Municipal Police Governing Authorities to be held at the Royal York Hotel Friday, March 26, at 9:30 a.m.; and further, that they acquaint themselves with the proceedings prior to the date of the meeting.

171. **FILE 118-62 - FLAMAN SUBDIVISION (#476-64)**
FILE 12-65 - PEEL COUNTY HEALTH UNIT - In accordance with the request from the Township of Toronto, surveys were carried out by Gore and Storrie Limited for the Peel County Health Unit on the area of the Township bounded by Burnhamthorpe Road, Mavis Road, Highway #5 and Erindale Station Road. A copy of a letter dated February 25, 1965, from Mr. Argo to Dr. A. H. Duncan and a copy of a report to the Peel County Health Unit prepared by Gore and Storrie, were attached to the agenda.

RECOMMENDATION: That the letter from Mr. Argo to Dr. A. H. Duncan dated February 25, 1965, and the report to the Peel County Health Unit prepared by Gore and Storrie on the area of the Township bounded by Burnhamthorpe Road, Mavis Road, Highway #5 and Erindale Station Road, be referred to the Industrial Committee for consideration and report to the General Committee.

172. FILE 39-65 - CONVENTIONS (SECOND LOCAL GOVERNMENT STUDY TOUR) - A copy of the notes from the Ontario Municipal Association in which the basis for the Second Local Government Study Tour to Europe are set out, was before the Committee for its information and consideration.

RECOMMENDATION: That further consideration of this item be deferred pending a report on the previous Study Tour.

173. FILE 39-65 - CONVENTIONS (CANADIAN FEDERATION OF MAYORS AND MUNICIPALITIES STUDY TOUR) - In a letter to Reeve Speck dated February 16, 1965, the Executive Director of the Canadian Federation of Mayors and Municipalities advised that joint arrangements have been made between the Canadian Federation and a similar Federation in the States, for a study tour with the main focus on the I.U.L.A. Congress in Belgrade.

RECOMMENDATION: That further consideration of this item be deferred pending the report referred to in the previous item on this report.

174. FILE 73-64 - FUTURE STATUS OF THE TOWNSHIP (NAME) (#121) - At the General Committee's meeting on March 1, 1965, a list of four names - Malton, Mississauga, Peel and Sheridan - was considered and shortened to a list of two names - Malton and Sheridan. The recommendation was that the names Malton and Sheridan be presented to Council for a decision at its meeting on Monday, March 8, 1965. When this item came up for consideration on March 8, it was decided to refer the matter for further consideration to the General Committee meeting. Councillor Harrison read a brief history of two possible names - Mississauga and Sheridan.

Amended

Copies of the histories were made available to each of the members of Council and copies are contained in the above file.

RECOMMENDATION: That further consideration of this item be deferred until all members of the Committee are present.

(#92)

175. FILE 54-65 - INDUSTRIAL COMMITTEE (INDUSTRIAL COMMISSIONER'S REPORT)

A copy of the Industrial Commissioner's report of industrial activity for the month of February 1965, was before the Committee for its information.

RECOMMENDATION: That the information contained in the Industrial Commissioner's report dated March 3, 1965, be received and filed.

176. FILE OZ-3-65 - PALMWOOD CONSTRUCTION (#45) - At Council's meeting on Monday, consideration was given to a question from a ratepayer regarding the closing of the trailer camp on property which is the subject of application OZ-3-65, Palmwood Construction. It was decided at that time to invite Mr. Wise of Palmwood Construction to the meeting to discuss this matter. Mr. Wise and Mr. Reingold represented Palmwood Construction. Mr. Petschar, Mr. Montague and Mr. Anderson attended. Consideration was given to two points:

1. The closing of the trailer camp;

2. The new siting of the proposed building.

RECOMMENDATION: That the new site plan as discussed at the General Committee's meeting on March 10, 1965, be recommended to a public meeting of Council with the necessary amendments being made to incorporate a parking garage and concur with the zoning by-law; and further, that

the trailer camp be closed within 15 days of the approval of the site plan by resolution of Council or by April 15, whichever date occurs first.

177. FILE PROJECT 3-65 - LORNEWOOD DRAINAGE SCHEME #137) - In a memo dated March 3, 1965, the Property Agent pointed out that he has been unsuccessful in negotiating an easement over the Hudson Property for the Lornewood Drainage Scheme. He recommended that the necessary steps be taken to expropriate the easement over the lands owned by James Arnold Hudson and Madeline Frances Hudson.

RECOMMENDATION: That the Property Agent be requested to carry out further negotiations with Mr. & Mrs. Hudson for the easement and the triangular portion of their land that would be cut off by the easement and if no settlement can be reached, that the necessary steps to expropriate the easement be proceeded with.

178. FILE 39-64 - CONVENTIONS 1964 (ASSOCIATION OF MAYORS & REEVES AND BELL TELEPHONE CO.) (#866-64) - At the Committee's meeting on December 16, 1964, consideration was given to a letter from the Executive Secretary-Treasurer of the Association of Mayors & Reeves regarding a hearing to be held before the Board of Transport Commissioners on the application by the Bell Telephone Co. for an increase in rates. This letter was before Council on December 14, 1964, when it was referred to the General Committee for further consideration. The decision on this item was that the letter dated November 20, 1964, from the Ontario Mayors and Reeves, be received and filed;

and further, that the Association of Mayors and Reeves be notifed that the Township of Toronto does not endorse the stand taken by the Association with regard to the hearing before the Board of Transport Commissioners to consider and establish the methods of capitalization and financing of the Bell Telephone Co. At Council's meeting on Monday, March 8, a request was made that this item be brought back to the General Committee for further consideration.

RECOMMENDATION: That the previous decision on this item as contained in the General Committee report of the meeting on December 16, 1964, be rescinded; and further, that the Township of Toronto support the stand taken by the Association of Ontario Mayors and Reeves with regard to the hearing before the Board of Transport Commissioners to consider and establish the methods of capitalization and financing of the Bell Telephone Co.; and further, that the Association of Mayors and Reeves be so advised.

179. FILE 122-63 - RECONSTRUCTION OF HIGHWAY #10, DUNDAS TO BURNHAMTHORPE ROAD (SIDEWALK HURONTARIO ST. FROM C.P.R. TO ELM DRIVE) (#188-64)

The Committee considered a copy of a memo dated March 5, 1965, from the Township Engineer on the proposed sidewalk on Hurontario Street from C.P.R. to Elm Drive. The total estimated cost of the work is $10,000.00 with 50% of the cost of the work to be borne by the Department of Highways.

RECOMMENDATION: That the Department of Highways be authorized to construct a 5' wide concrete sidewalk on the west side of Hurontario Street from the existing sidewalk at the C.P.R. overpass northerly to Elm Drive, a total length of approximately 3,200 lineal feet in accordance with the report to the General Committee from the Township Engineer dated March 5, 1965.

180. FILE PROJECT 40-65 - SANITARY SEWERS ON FIFTH LINE WEST - The Committee considered the following:

1. A letter dated March 5, 1965, from the Township Engineer regarding the construction of sanitary sewers on the Fifth Line West.

2. A Local Improvement report dated March 3, 1965, for the construction of sanitary sewers on the Fifth Line West.

The total length of the sewer is 1,585'; the total estimated cost is $28,000.00. The Western Sewer Area's share and residential connections total $7,990.00, leaving United Lands Corporation Share at $20,010.00.

RECOMMENDATION: That the proposed sanitary sewer on the Fifth Line West be constructed under Section 379(1) 52 of the Municipal Act with the Corporation's share being borne by the Western Sewer Area and financed by the issuance of 20 year debentures at 6% per annum in accordance with the Township Engineer's Capital Report and letter dated March 3, 1965.

181. FILE PROJECT 9-65 - HURON PARK COMMUNITY CENTRE (#124) - As a result of the tenders having been opened for the Huron Park Community Centre, the architect submitted a report dated March 10, 1965, and was considered by the Committee. It was pointed out to the Committee that Noren Construction Limited, 165 Cartwright Avenue, Toronto, was low bidder at $1,248,090.00, minus $11,500.00 for Provincial Sales Tax and minus $1,650.00 due to alternate equipment, leaving a total of $1,234,940.00.

RECOMMENDATION: That the tender from Noren Construction Limited, 165 Cartwright Avenue, Toronto, being the low bidder, be accepted; and

further, that a letter be sent to the Fitness & Amateur Sport Directorate, Department of National Health & Welfare, Ottawa, to inquire into the possibility of receiving a grant towards the cost of this Centre.

The meeting adjourned at 5:00 p.m.

REPORT ADOPTED:

REEVE

CHAIRMAN

T 143

RESOLUTION

March 22 SESSION 19 65 No.

MOVED BY R K Harrison

SECONDED BY

Amendment, Clause 153, General Committee report of March 10/65

Add the following to recommendation -
" and that immediate required representation be made to the Hydro Electric Power Commission and Twp Hydro Manager RKH estimate costs for discussion purposes

carried
R Bickell

T 143

RESOLUTION

March 22 SESSION 19 65 No.

MOVED BY Mr Jack

SECONDED BY

Amendment, Clause 159 Senate Committee Report of March 10/65.

Add the following - - - and further, that if the above recommendation is not favourable, that the County of Peel be requested to urge ~~requested to~~ the Dept. of Highways to re-place the existing traffic lights at the intersection of #5 Hwy & Courtney Rd. to provide for a longer green light for the north and south traffic on Courtney Rd.

Carried J.T. Pickett.

T 143

RESOLUTION

March 22 SESSION 19 65 No.

MOVED BY C D Jenkins

SECONDED BY

160

amendment to item # 160
General Committee Report March 10, 1965.

That the Dept of Highways permit right hand turns against a red light at the intersection of Hwys 5 and 10 for a trial period of six months. but at no time ~~while~~ ~~[illegible]~~ ~~are~~ during a walk signal

carried
A Rickell

T 143

RESOLUTION

March 22 SESSION 19 65 No.

MOVED BY Frank J. McKeown

SECONDED BY

Amendment to Amendment, Clause 165, General Committee report of March 10/65.

That this clause be deferred pending a written report from the ~~Director of Parks and Recreation~~ Street names committee.

T 143

RESOLUTION

March 22 SESSION 1965 No.

MOVED BY R. A. Sauk

SECONDED BY

Amendment Clause 165 S/C report of March 10/65.

That this clause be referred back to the Legal Committee for further consideration

carried
A Bickell

T 143

RESOLUTION

March 22 SESSION 1965 No.

MOVED BY Norman Spicer

SECONDED BY

Amendment, Clause 174 S/C report of March 10/65

That further consideration be given to this item at the Several Committee meeting scheduled for March ~~24~~ 22/65.

RS

carried

J Rickell

GENERAL COMMITTEE MEETING, MARCH 1, 1965

112. FILE 78-64 - Cullen Property

113. FILE 47-65A- Traffic Safety Council, Traffic Signals (Highway #5 Intersections)

114. FILE 47-65 - General - Traffic Safety Council (Report - Driver Education)

115. FILE 125-63 - Bloor Street Extension

116. FILE 18-65 - Recreation General (Toronto Township All-Star Hockey Club)

117. FILE T-15851 - United Lands Corporation Limited
FILE 94-63 - Centennial Programme (Thorne Lodge)

118. FILE 47-65 General - Traffic Safety Council (Report)

119. FILE OZ-40-61 - Jean Makutra (Palmwood Construction)

120. FILE 210-62 - Manley Road

121. FILE 73-64 - Future Status of the Township (Name)

122. FILE 11-65 - Parks General (Parks Purchase Reports)

123. FILE 10-65 - Licensing General (Golden Nugget Billiard Hall)

124. FILE 82-64 - Civic Centre (Report)

125. FILE 126-64 - Walkway from Wateska Boulevard to Indian Grove

126. FILE OZ-16-61 - Serson Park Neighbourhood Study (Warden Division of Land)

127. FILE PROJECT 12-65 - Rifle Range Industrial Area, Phase II (Services)

128. FILE PROJECT 41-65 - Sanitary Sewers on Crediton Parkway, Willa Road, Elaine Trail & Lochlin Trail

128.(a) FILE 91-65 - Sewers General (Wilson Avenue)

129. FILE PROJECT 12-65 - Burnhamdale Woods Industrial Subdivision (Services)

130. FILE 190-61 - United Lands Corporation Agreement

131. FILE 309-60 - Protection C.N.R. Crossings (Fencing Between Crossings)

132. FILE 8-65 - Complaints (Parking in Malton)

133. FILE PROJECT 12-65 - Services in Industrial Developments (10" Watermain, Rangeview Road & East Avenue)

134. FILE 7-65 - Clerk's General (Daylight Saving Time)

135. FILE OZ-16-64 - United Lands Corporation Limited

136. FILE 43-64 - Road Closings (Gill Avenue)

137. FILE PROJECT 3-65 - Lornewood Drainage Improvements (Easement over Campbell Property, Pt. Lot 4, Range 2, C.I.R.)

138. FILE 24-65 - Welfare General (Indigent Burials)

139. FILE 57-65 - Unfinished Items

140. FILE 24-65 - Welfare General (Committee on Welfare & Safety of Buildings, etc.)

140(a) FILE 7-65 - Clerk's General (Township Staff)

140(b) FILE REGISTERED PLAN 550 - Erindale Woodlands (Agreement)

R E P O R T

OF THE GENERAL COMMITTEE MEETING

HELD IN THE COUNCIL CHAMBERS

MARCH 1, 1965.

THOSE PRESENT: Reeve Speck, Deputy Reeve Murray; Councillors Jenkins, McMillan, Harrison, Pickell, McKechnie & Searle.

STAFF PRESENT: M. D. Henderson and H. Stewart.

REPORT NUMBER 8

ITEMS CONSIDERED:

112. **FILE 78-64 - GULLEN PROPERTY (#76)** - In January of 1964, consideration was given to the development of the Gullen Property on Harborn Road. It was decided that prior to the Planning Board finalizing the divisions of land, that the developer be required to enter into an agreement whereby he will pay all per lot contributions required by the Planning Board and give the Municipality the sum of $3,500.00 as the Gullen Estate share of the eventual improvement of the drainage problem. The Committee considered a memo dated January 27, 1965, from the Township Engineer on the storm drainage problem. The memo pointed out that complaints have been received from residents of the new homes and it was suggested in the memo that consideration be given to constructing the required storm sewer within 1965's Capital Programme, since there is nothing the Works Department can do to satisfy the complaints from a maintenance standpoint. The Committee was advised that no provision is made in the 1965 Capital Programme for this work. At the General Committee's meeting on February 10, 1965, it

was recommended and adopted by Council that further consideration of this item be deferred until the next meeting of the General Committee on February 24, 1965, to give the members of the Committee an opportunity to visit the area.

Carried

RECOMMENDATION: That no action be taken to carry out drainage improvements in the area of the Cullen Estate on Harborn Road in 1965.

113. FILE 47-65A - TRAFFIC SAFETY COUNCIL, TRAFFIC SIGNALS (HIGHWAY #5 INTERSECTIONS) (#80)

At the Committee's meeting on February 10, 1965, consideration was given to a letter from the Department of Highways regarding changes in traffic signal controls at the intersections of Wharton Way and Highway #5; Dixie Road and Highway #5 and Highway #10 and Highway #5. These items were dealt with in the report to Council which was adopted on February 22, 1965. The portion of the report dealing with Wharton Way & Highway #5 was deferred for further consideration in order to obtain further information regarding the entrance to the new development on the south-east corner of that intersection. The Committee was advised that the entrance to the new development would be from Wharton Way, approximately 200 feet south of Dundas Street.

Carried

RECOMMENDATION: The recommendation on this item is in two parts:

1. That the information regarding the entrance to the new development on the south-east corner of Dundas Streetand Wharton Way, be received.

2. That a sign be placed on Wharton Way, south of the entrance to the new development on the south-east corner of Dundas Street and Wharton Way, requesting traffic not to block the entrance.

114. FILE 47-65 GENERAL - TRAFFIC SAFETY COUNCIL (REPORT - DRIVER EDUCATION) (#83)

At the Committee's meeting on February 10, 1965, consideration was given to the report from the Traffic Safety Council meeting held on January 20, 1965. The item which required consideration by the General Committee was the question of driver education. The General Committee recommended to Council that the question of driver education be referred back to the Traffic Safety Council with a request that they investigate the possibility of establishing a club similar to the Pro Driver's Club in Metropolitan Toronto and report back to the General Committee. Council amended this recommendation to read:

> "That this clause be referred back to the General Committee for further consideration; and further, that Dr. A. S. Wood be requested to attend the General Committee meeting when this item is being considered."

Dr. Wood attended the Committee's meeting and outlined the background leading to the Traffic Safety Council's recommendation on driver education. He pointed out that at the present time, the course which is operated from the T. L. Kennedy High School has 3 instructors and approximately 60 students. The course commenced in January and will finish in May. Statistics show that students who complete the course have 45% fewer accidents and their insurance rates are reduced by 10%. At the present time, students are charged $17.00 even though the cost of the course per student is $34.00. Dr. Wood felt that the cost of the course could be reduced somewhat but it would not be possible to reduce it down to $17.00. He pointed out that the cost of the pro-driver's

club course is $48.00 per person and suggested that the fees to the students could probably be increased to an amount which would make the course self sufficient. According to Dr. Wood, most of the courses in Ontario are under the Board of Education because it is necessary to have teachers give the instruction and under these circumstances, grants are received from the Department of Education to assist with the cost. Because of this, the Traffic Safety Council recommended that the course be placed under the Board of Education.

RECOMMENDATION: That the Traffic Safety Council and a committee of Council (two members of Council and Councillor Jenkins) study the possibility of setting up a self supporting driver education course under the Traffic Safety Council, and if these arrangements cannot be made prior to the starting of the course in the fall of 1965, that the course be proceeded with, with the understanding that sufficient money for the administration of it ~~has been~~ will be provided in the Traffic Safety Council Budget for 1965.

115. FILE 125-63 - BLOOR STREET EXTENSION (#36) - At the Committee's meeting on February 10, 1965, consideration was given to a copy of a letter dated February 2, 1965, from the Manager of the P.U.C. requesting Council to consider the acquisition of land between the Shipp Property and Tomken Road which will eventually be used for Bloor Street. It was decided to defer further consideration of this item until additional information in the form of maps etc., is available. The Committee was advised that a plan has been prepared showing the location of this

property and the lands that would have to be acquired in order to provide for the road allowance for the Bloor Street Extension. It was brought to the Committee's attention that arrangements were previously made by Council whereby the road allowance for Bloor Street, south of the secondary school site and the P.U.C. Reservoir Site would be acquired at the same rate per acre as will be paid for the two sites. Therefore, the acquisition of Bloor Street, west of Tomken Road has been provided for. It was pointed out to the Committee that because the section of land between the Shipp Subdivision and Tomken Road through which Bloor Street will run is undeveloped but likely to develop, it was recommended that an attempt be made at this time to negotiate the acquisition of an easement for the waterline in the location of the proposed Bloor Street road allowance.

Carried

RECOMMENDATION: That an attempt be made at this time to negotiate the acquisition of an easement for the waterline in the location of proposed Bloor Street road allowance between the existing Shipp Subdivision and Tomken Road.

116. FILE 18-65 - RECREATION GENERAL (TORONTO TOWNSHIP ALL-STAR HOCKEY CLUB) (#91)

At the Committee's meeting on February 10, 1965, consideration was given to a request for assistance in the amount of $500.00 from the Township for the All-Star Hockey Club. The reason for this request is to help defray the cost of a trip for the hockey team to the Sixth International Pee-Wee Hockey Tournament in Quebec City. The 1964 Financial Statement for this trip showed a total cost of $1,121.82. The Committee was

End of Reel

FILE CONTINUED